

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)

Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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



Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1	LAHD		https://housing.lacity.gov/	HOMEBUYER FINANCIAL ASSISTANCE	Promote 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%.	10/15/2029	6th Cycle	Continuous	Between January 1, 2025 and December 31, 2025, the City successfully assisted 80 low- and moderate-income, first-time homebuyer families in purchasing homes. This group consisted of 181 household members, with a total investment of \$11,305,563 in purchase assistance loans.	Households	80	The homebuyers are code loan documents and the outcomes are tracked in LAHD's Homeownership Database and HIMS.
1	LAHD		https://housing.lacity.gov/	HOMEBUYER FINANCIAL ASSISTANCE	Coordinate homebuyer education courses to help homebuyers prepare for and attain homeownership.	10/15/2029	6th Cycle	Continuous	The city hosts webinars and events to educate residents on various programs.	Other	1	https://housing.lacity.gov/all-events-list
2	HACLA		https://www.hacla.org/en	HOMEOWNERSHIP FOR VOUCHER HOLDERS	Increase homeownership opportunities among voucher holders.	10/15/2029	6th Cycle	Continuous	Since the inception of the Section 8 Homeownership Program in 2000, HACLA has successfully assisted 72 clients in becoming homeowners. Of these 72 clients, 15 are still in the program and receiving assistance. As of December 31, 2025, the average housing assistance payment for the 15 participants is \$988.61. The Section 8 Homeownership Program is currently suspended for new enrollments.	Other		https://www.hacla.org/en/about-section-8-section-8-department-programs https://hacla.org/sites/default/files/Section%20SB%202024%20Section%208%20Program%20Summary%202024-24.pdf
3	LACP		https://planning.lacity.gov/	INNOVATIONS IN SUBDIVISIONS	For Small Lot Subdivisions: facilitate development of 800 market-rate units per year	10/15/2029	6th Cycle	Continuous	In 2025, there were 26 market-rate units entitled through the small lot subdivision process. While this number is below the ambitious goal of 800 units per year, it is expected that through new subdivision processes, such as SB 884, more subdivision development will occur in the coming years.	Units	26	Internally Tracked
3	LACP		https://planning.lacity.gov/	INNOVATIONS IN SUBDIVISIONS	For Small Lot Subdivisions: facilitate development of 90 lower-income units each year	10/15/2029	6th Cycle	Continuous	In 2025, there were zero affordable units entitled through the small lot subdivision process.	Units		Internally Tracked
3	LACP		https://planning.lacity.gov/	INNOVATIONS IN SUBDIVISIONS	Report and make recommendations on new types of standards and procedures by 2023.	5/1/2024	6th Cycle	Completed	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 report was drafted and released in May 2024.	Other	1	Report was sent to Mayor's office - not posted publicly.
3	LACP		https://planning.lacity.gov/	INNOVATIONS IN SUBDIVISIONS	Amend the zoning code by 2023 to facilitate further innovation in subdivisions.	12/31/2026	6th Cycle	In Progress	City Planning initiated a work program on "missing middle" housing typologies in late 2024. In late 2025, City Planning held a public meeting to kick off the Missing Middle program, which will include a number of ordinances that are set to be released in 2026.	Meetings	1	Missing Middle webpage: https://planning.lacity.gov/plans-policies/initiatives-policies/missing-middle-la Missing Middle Webinar: https://www.youtube.com/watch?v=SB26X7dVWack&list=PLN8S5L6aw&list=PLN8S5L6aw&list=PLN8S5L6aw&list=PLN8S5L6aw Missing Middle Fact Sheet: https://planning.lacity.gov/document/d52591f-04c4-4a7c-853a-27d9f32125b/ENGLISH1 Missing Middle LA Fact Sheet for Launch_AD.pdf
3	LACP		https://planning.lacity.gov/	INNOVATIONS IN SUBDIVISIONS	With SB 9 (2021) adopted into law, prepare a local implementation ordinance by 2024 to maximize potential positive benefits and address community concerns.	12/31/2026	6th Cycle	In Progress	A local SB9 ordinance is part of the Missing Middle work program (see objective above).	Meetings	1	Missing Middle webpage: https://planning.lacity.gov/plans-policies/initiatives-policies/missing-middle-la Missing Middle Fact Sheet: https://planning.lacity.gov/document/d52591f-04c4-4a7c-853a-27d9f32125b/ENGLISH1 Missing Middle LA Fact Sheet for Launch_AD.pdf
3	LACP		https://planning.lacity.gov/	INNOVATIONS IN SUBDIVISIONS	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.	12/31/2026	6th Cycle	In Progress	As part of the Missing Middle work program, the City brought on a team of consultants in late 2025 to help create a digital visualization tool expected to launch in 2026. To help with the implementation of new state laws SB 1123 and SB 684, the City issued an implementation memo in October 2025. The memo 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 1123 and SB 684 projects.	Other		Missing Middle webpage: https://planning.lacity.gov/plans-policies/initiatives-policies/missing-middle-la SB 684/1123 Memo: https://planning.lacity.gov/document/d19081b85-f735-43e8-b2a6-c2073a192d07/SB_684_1123_Memo_Update_A02.pdf
4	LACP	CLA, LAHD, HACLA, CAO	https://planning.lacity.gov/	SHARED EQUITY MODELS	CLA will report on the feasibility of developing a citywide Community Land Trust (CLT) program in 2022.	9/14/2021	6th Cycle	Completed	The Los Angeles City Council instructed the CLA to conduct a feasibility study of a citywide Community Land Trust (CLT) program in 2021, which has been completed.	Other	1	CLT Pilot Program Council File: https://cityclerk.lacity.org/cityclerkconnect/index.cfm?fuseaction=viewer&documentnumber=23-0038
4	LACP	CLA, LAHD, HACLA, CAO	https://planning.lacity.gov/	SHARED EQUITY MODELS	Include into Rezoning Program (#121) by 2024.	2/11/2025	6th Cycle	Completed	By 2024, shared equity housing models were incorporated into the Rezoning Program (Program #121). The Citywide Housing Incentive Program (CHIP) was adopted in December 2024 and became effective in February 2025, establishing the Affordable Housing Incentive Program (AHIP). This includes a Shared Equity Project type that provides incentives and streamlining for 80-100% affordable housing on land owned by community land trusts and cooperative housing entities, with enhanced FAR and height incentives for Measure LA-funded projects.	Other	1	Citywide Housing Incentive Program Webpage: https://planning.lacity.gov/plans-policies/citywide-housing-incentive-program
4	LACP	CLA, LAHD, HACLA, CAO	https://planning.lacity.gov/	SHARED EQUITY MODELS	Use these models as a tool to facilitate affordable homeownership.	2/11/2025	6th Cycle	Continuous	By 2024, shared equity housing models were incorporated into the Rezoning Program (Program #121). The Citywide Housing Incentive Program (CHIP) was subsequently adopted in December 2024 and became effective in February 2025, establishing the Affordable Housing Incentive Program (AHIP). This included a Shared Equity Project type that provides incentives and streamlining for 80-100% affordable housing on land owned by Community Land Trusts and cooperative housing entities, with enhanced FAR and height incentives for Measure LA-funded projects.	Other	1	https://cityclerk.lacity.org/cityclerkconnect/index.cfm?fuseaction=viewer&documentnumber=21-1230-45
5	LAHD	Outside City agencies	https://housing.lacity.gov/	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	10/15/2029	6th Cycle	Continuous	There were no New Generation loans completed in 2025.	Other		Internally Tracked
6	LAHD		https://housing.lacity.gov/	NEW PRODUCTION OF AFFORDABLE HOUSING THROUGH THE AFFORDABLE HOUSING MANAGED PIPELINE	Prepare annual NOFA biannually	10/15/2029	6th Cycle	Continuous	LAHD did not release a NOFA through the Affordable Housing Managed Pipeline (AHMP) in 2025. 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 awarded 7 projects. Moving forward, the AHMP will be retired, with funds instead be awarded through the Pooled Sources and ULA Programs under the Homes for LA NOFA.	Other	7	https://cityclerk.lacity.org/cityclerkconnect/index.cfm?fuseaction=viewer&documentnumber=23-0206
6	LAHD		https://housing.lacity.gov/	NEW PRODUCTION OF AFFORDABLE HOUSING THROUGH THE AFFORDABLE HOUSING MANAGED PIPELINE	500 units produced per year, with priority scoring for projects in Higher Opportunity Areas with the goal of funding at least 6% of units in Higher Opportunity Areas and at least 80% of units near transit.	10/15/2029	6th Cycle	In Progress	Through the Fast Track program, the Department awarded seven projects. As part of the selection criteria, the Affordable Housing Managed Pipeline has a category for priority geographies based on TCAC Opportunity Maps. In 2025, LAHD financed nine projects: 22% of which (2 out of 9) are in high or highest resource areas and 16% of units (117 out of 734) are in high or highest resource areas. See Program 18 for more details.	Other	16	Internally Tracked
6	LAHD		https://housing.lacity.gov/	NEW PRODUCTION OF AFFORDABLE HOUSING THROUGH THE AFFORDABLE HOUSING MANAGED PIPELINE	Set-aside of 250 units of supportive housing	10/15/2029	6th Cycle	Continuous	In 2025, 734 supportive housing units were produced. These units include those from the Affordable Housing Managed Pipeline (AHMP), AHP, HomeKey, Housing Challenge, and HHH PSH programs. As part of the selection criteria, the Affordable Housing Managed Pipeline has a category for priority geographies based on TCAC Opportunity Maps. See Program 18 for more details.	Units	734	Internally Tracked

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7	LACP	LAHD	https://planning.lacity.gov/	OPPORTUNITIES TO INCREASE THE PRODUCTION OF AFFORDABLE HOUSING AND PROMOTE EQUITY THROUGH MAJOR ENTITLEMENTS	Prepare a code amendment prior to Measure JJJ's 2026 sunset date that includes enhanced affordability requirements for housing developments seeking major legislative entitlements.	10/15/2029	6th Cycle	Not Yet Started	No updates in 2025	Other		None
7	LACP	LAHD	https://planning.lacity.gov/	OPPORTUNITIES TO INCREASE THE PRODUCTION OF AFFORDABLE HOUSING AND PROMOTE EQUITY THROUGH MAJOR 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.	10/15/2029	6th Cycle	Continuous	Three JJJ entitlements were completed in 2025 for a total of 4,037 units approved. Once built, these projects will create 2,340 market-rate units and 1,697 affordable units. Of these projects, one (CPC-2017-247-GPAJ-VZCJ-HD-SN-SPPE-MCUP-CLU-ZV-PR) is located in a High Opportunity area. This project proposes 308 residential units, including 50 affordable units, as well as 236 hotel guest rooms and commercial office, retail, and restaurant space.	Units	4037	CPC-2021-4059-GPAJ-VZCJ-HD-MCUP-SPR-HCA CPC-2023-372-GPAJ-VZCJ-HD-SP-CPIQA-HCA CPC-2017-247-GPAJ-VZCJ-HD-SN-SPPE-MCUP-CLU-ZV-PR
8	LAHD	LACP, LADBS, DOD	https://housing.lacity.gov/	ACCESSIBLE HOUSING PROGRAM (AHP)	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.	10/15/2029	6th Cycle	In Progress	In 2025, the City certified and verified the accessibility standards of an additional 555 accessible housing units. The City has certified over 2,000 accessible housing units since 2021. As more developments are built with accessibility standards being enforced, we anticipate more accessible housing units will be available soon.	Units	555	Internally Tracked
8	LAHD	LACP, LADBS, DOD	https://housing.lacity.gov/	ACCESSIBLE HOUSING PROGRAM (AHP)	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 20% certified compliance rate among more than 900 currently-covered housing developments and all new covered developments.	10/15/2029	6th Cycle	In Progress	In 2025, the AHP achieved 95% compliance with the City's Fair Housing Policies among occupied covered housing developments. A corrective action and enforcement process has been implemented to address non-compliant properties.	Other	95	Internally Tracked
8	LAHD	LACP, LADBS, DOD	https://housing.lacity.gov/	ACCESSIBLE HOUSING PROGRAM (AHP)	Conduct at least 24 annual Fair Housing and Disability trainings	10/15/2029	6th Cycle	In Progress	In 2025, 1,524 individuals participated in fair housing and disability training sessions.	Persons	1524	Internally Tracked
8	LAHD	LACP, LADBS, DOD	https://housing.lacity.gov/	ACCESSIBLE HOUSING PROGRAM (AHP)	Resolve approximately 200 grievances per year	10/15/2029	6th Cycle	In Progress	In 2025, the City addressed 487 grievances.	Other	487	Internally Tracked
8	LAHD	LACP, LADBS, DOD	https://housing.lacity.gov/	ACCESSIBLE HOUSING PROGRAM (AHP)	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	10/15/2029	6th Cycle	In Progress	The Affordable & Accessible Housing Registry redesign began in 2025 and is targeted to go live in 2026 to better assist residents in searching and applying for housing. 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	Other	1	Affordable & Accessible Housing Registry: https://housing.lacity.gov/ AAHR/ComCom/743/Render1/0726/Name/Search/2/Filter/240/Affordable/Housing
8	LAHD	LACP, LADBS, DOD	https://housing.lacity.gov/	ACCESSIBLE HOUSING PROGRAM (AHP)	Establish public counters for assistance in applying for affordable and accessible housing by 2030	10/15/2029	6th Cycle	In Progress	Public assistance is offered to constituents via email and a live phone hotline. Residents can contact both the Housing Department and the Department of Disability with questions.	Other	1	https://housing.lacity.gov/contact https://housing.lacity.gov/housing/contact information
9	LAHD		https://housing.lacity.gov/	AHSC (AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM)	The Affordable Housing and Sustainable Communities (AHSC) Program is a competitive state funding program. Its primary goal is to reduce greenhouse gas emissions by funding the creation of new affordable housing along public transit in conjunction with sustainable transportation improvements to reduce vehicle miles traveled and to increase pedestrian and bike pathways to access public transportation. The City has applied for AHSC funding since the first round of funding in 2015, and to date it has been successful in securing over \$330 Million in both loan and grant funding. The AHSC program funding is available on an annual basis and every year the City sets a goal to successfully secure a minimum of 15% of all AHSC funding available per NOFA round.	10/15/2029	6th Cycle	Continuous	For the period of January 1, 2025 through December 31, 2025, LAHD coordinated the application for five projects for AHSC funding along with the Bureau of Engineering, Bureau of Street Services and Street Lighting, and Department of Transportation. Five applications were submitted to the State in May 2025. On December 10, 2025, the Strategic Growth Council recommended four AHSC Round 9 applications, awarding approximately \$173M to support the construction of 432 housing units, along with bicycle, pedestrian, and transit infrastructure improvements within a one-mile radius of the project sites.	Units	432	Internally Tracked
10	LAHD	LADBS, LACP	https://housing.lacity.gov/	AFFORDABLE HOUSING LINKAGE FEE	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)	10/15/2029	6th Cycle	Continuous	Since its inception in 2018, the total revenue and receipts collected by the AHLF as of December 31, 2025, is approximately \$186.9 million. In FY 24-25, the total revenue and receipts collected was approximately \$37.0 million. As instructed by the AHLF OC at the April 17, 2025, meeting, the LAHD paused expenditures of program receipts collected in FY 2023-24, as well as FY 2024-25, due to existing litigation. This resulted in the delay of the FY 23-24 and FY 24-25 Expenditure Plans.	Other	3700000	Internally Tracked
10	LAHD	LADBS, LACP	https://housing.lacity.gov/	AFFORDABLE HOUSING LINKAGE FEE	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.	10/15/2029	6th Cycle	Continuous	The AHLF Oversight Committee convened on three dates in 2025 to discuss the balances and performance of the AHLF, the highest and best use of the AHLF, amendments to the AHLF Funding Tier System, and the proposed FY 23-24 and FY 24-25 Expenditure Plans. It also held closed sessions to discuss existing and anticipated litigation. A report will be released in early 2026 with recommendations from the AHLF OC to put its findings into effect, as well as other related actions.	Meetings	3	Internally Tracked
10	LAHD	LADBS, LACP	https://housing.lacity.gov/	AFFORDABLE HOUSING LINKAGE FEE	By 2023, update Linkage Fee market areas to accurately reflect market conditions and maximize revenue generation	10/15/2029	6th Cycle	In Progress	The City contracted with AECOM in 2022 to conduct a market analysis to inform the five-year Market Area map update required by the Linkage Fee Ordinance. The residential market analysis was completed in October 2024, and the commercial market analysis in November 2024. During 2024 and 2025, staff prepared a Staff Recommendation Report proposing to shift from Community Plan Area-based Market Areas to neighborhood-based Market Areas. The neighborhoods are more granular and more accurately capture market conditions. These smaller and updated market areas will right-size affordability requirements, facilitating mixed-income development citywide, and more appropriately calibrate the in-lieu fee rate for projects subject to the fee. The Staff Report was transmitted to the Council in February 2025. Following the Council's consideration, updated maps would go into effect in 30 days.	Other	1	AHLF 5-Year Map Update Council File: https://citylink.lacity.org/citywide/commdev/inline_dfm/11-2025-viewrecords#/number=3170278-ss
11	LACP	LADoA, LADBS, DOD, LAHD	https://planning.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	The CHIP Ordinance was adopted on February 11, 2025, and includes provisions in the State Density Bonus Program for restricted units for special needs populations, including senior citizens, transitional foster youth, disabled veterans, homeless persons, and lower-income students.	Other	1	Citywide Housing Incentive Program Webpage: https://planning.lacity.gov/ans-policies/citywide-housing-incentive-program
11	LACP	LADoA, LADBS, DOD, LAHD	https://planning.lacity.gov/	LAND USE AND BUILDING CODE POLICIES TO SUPPORT AGING IN PLACE AND SPECIAL NEEDS HOUSING	Produce 1,750 Eldercare units to meet different senior housing needs	10/15/2029	6th Cycle	Continuous	In 2025, 434 eldercare units were entitled in one project (ZA-2021-832-ELD-ZAA-ZAD-SPR), which includes 101 senior independent living units, 159 memory units, 78 assisted living units, and 96 skilled nursing facility units. Between 2021 and 2025, City Planning has approved 1,779 eldercare units.	Units	1779	Internally Tracked
11	LACP	LADoA, LADBS, DOD, LAHD	https://planning.lacity.gov/	LAND USE AND BUILDING CODE POLICIES TO SUPPORT AGING IN PLACE AND SPECIAL NEEDS HOUSING	Create new incentives for senior and other special needs housing through the update to the Density Bonus Ordinance by 2024.	2/11/2025	6th Cycle	Completed	The CHIP Ordinance was adopted on February 11, 2025, and includes provisions in the State Density Bonus Program for restricted units for special-needs populations, including senior citizens, transitional foster youth, disabled veterans, homeless persons, and lower-income students. The ordinance also includes a new incentive for Senior Independent Housing that increases flexibility around providing senior housing with streamlined procedures.	Other	1	Citywide Housing Incentive Program Webpage: https://planning.lacity.gov/ans-policies/citywide-housing-incentive-program

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12	Mayor's Office	LACP, LAHD, HACLA	https://mayor.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	In 2025, the Mayor's Office partnered with cityLAB, a research institute at UCLA, to launch a competition to develop housing on small, city-owned properties. This initiative aims to build housing on underutilized city-owned land and ultimately produce demonstration projects for other similar parcels. In 2025, cityLAB held a design competition to solicit feasible architectural approaches for housing on prototypical plots of land. CityLAB then held a reception to showcase the winning proposals. The design competition received over 350 submissions, and the jury recognized 41 projects for their exemplary work. The International Building Exhibition and subsequent recommendation document were not completed in time to inform the rezoning efforts (Program 121).	Other	350	https://newsroom.ucla.edu/stories/competition-winners-design-innovative-housing-models-la
13	LACP	LA DBS	https://planning.lacity.gov/	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.	2/1/2026	6th Cycle	Completed	The ordinance was adopted by City Council on 12/10/2025 and became effective on 2/1/2026.	Other	1	Adaptive Reuse Ordinance Council File: https://cityclerk.lacity.org/act/council/comres/index.cfm?act=view&comresid=1178&act=view&comresidnumber=1178938 Adaptive Reuse webpage: https://planning.lacity.gov/project-revise/adaptive-reuse
14	DPW (LASAN)	LACP, LAHD	https://dpw.lacity.gov/	REMEDICATION OF ENVIRONMENTAL HAZARDS	Environmental clean-up of at least five brownfield sites.	10/15/2029	6th Cycle	Continuous	LASAN's Citywide Brownfields Program continues to provide essential technical and financial assistance, focusing on brownfield challenges, especially within underserved areas. Throughout 2025, the Program has been actively utilizing brownfield grants from the United States Environmental Protection Agency (USEPA) and the California Environmental Protection Agency (CalEPA). These funds are directed towards cleanups to facilitate the revitalization of brownfield sites, transforming them into vital community assets such as affordable housing, mixed-use developments with residential components, open spaces, and parks. Looking ahead, the Program is also planning to seek additional cleanup grant opportunities from the USEPA. During the calendar year 2025, the Brownfields Program continued to implement four active cleanup grants that will continue over the forthcoming year and completed one cleanup grant.	Other	4	https://www.lactysan.org/brownfields
14	DPW (LASAN)	LACP, LAHD	https://dpw.lacity.gov/	REMEDICATION OF ENVIRONMENTAL HAZARDS	50 environmental assessments	10/15/2029	6th Cycle	Continuous	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 2025, the Program successfully secured a \$500,000 Community-Wide Assessment Grant from the United States Environmental Protection Agency (USEPA) to conduct environmental assessments. The process of formally accepting and beginning the implementation of the grant is currently underway. With the newly secured FY2025 USEPA Community-Wide Assessment Grant, the Program plans to conduct multiple environmental assessments within the four-year grant period.	Other		https://www.lactysan.org/brownfields
14	DPW (LASAN)	LACP, LAHD	https://dpw.lacity.gov/	REMEDICATION OF ENVIRONMENTAL HAZARDS	Create opportunity for 100 units, including 10 very low and 10 low-income units	10/15/2029	6th Cycle	Continuous	In 2025, LASAN's City Brownfields Program (the Program) continues to offer technical and financial assistance to address challenges related to brownfields, particularly in underserved communities. The Program actively implemented brownfield grants secured from the United States Environmental Protection Agency (USEPA) and the California EPA (CalEPA). These funds were utilized for environmental assessments and cleanups, which are vital for brownfield revitalization into desirable community assets such as affordable housing projects, mixed-use developments with residential components, open spaces, and parks. A significant achievement in 2025 was the redevelopment of one of the Program's completed cleanup projects into a mixed-use building including 44 units of affordable housing. The project is located at 1800 East 1st Street (alternative addresses include 110-114 South Boyle Street) and is also known as the FirstBoyle project.	Units	44	https://www.lactysan.org/brownfields
14	DPW (LASAN)	LACP, LAHD	https://dpw.lacity.gov/	REMEDICATION OF ENVIRONMENTAL HAZARDS	Identify new or increased sources of funding for brownfield clean up.	10/15/2029	6th Cycle	Continuous	The LASAN Citywide Brownfields Program consistently seeks grant funding from the United States Environmental Protection Agency (USEPA) and CalEPA. However, funding sources remain limited, especially because site eligibility requirements restrict the availability of cleanup project resources. Therefore, the Program continues its efforts to secure additional resources and funding. The Program's staff was also reduced due to position eliminations in the FY 25-26 budget, which also limited the program's capacity.	Other		https://www.lactysan.org/brownfields
14	DPW (LASAN)	LACP, LAHD	https://dpw.lacity.gov/	REMEDICATION OF ENVIRONMENTAL HAZARDS	Present an ordinance to the City Planning Commission by 2025, prohibiting new oil and gas extraction and declaring extraction activities a non-conforming use citywide.	12/31/2026	6th Cycle	In Progress	Following the September 6, 2024, trial court ruling in Warren E&P, Inc. v. City of Los Angeles, the City Council took action to rescind the 2022 Oil and Gas Drilling Ordinance No. 187,709 in June 2025. As a result of the rescission, Los Angeles City Planning's Office of Zoning Administration is not implementing either the Zoning Administrator's Interpretation (dated October 4, 2023, or ZAI Memorandum No. 141 dated January 17, 2023 (see Rescission of Case No. ZA-2022-8987-ZAI-1A, ZA Memorandum No. 141). On June 12, 2025, the OZA issued a new citywide Zoning Administrator's Interpretation (ZAI) for Well Maintenance (Case No. ZA-2025-2976-ZAI) applicable to all oil well facilities with valid Zoning Administrator approvals. This ZAI requires discretionary review for all well maintenance projects pursuant to LAMC Section 13.01 H. Two appeals were filed on the ZAI. At its meeting of October 9, 2025, the Los Angeles City Planning Commission denied the appeals and adopted the Staff Recommendation Report as the Commission's Report. On September 17, 2025, Los Angeles City Planning released an initial draft of the proposed Oil and Gas Drilling Ordinance (Ordinance), amending the Los Angeles Municipal Code (LAMC) to reinstate the previously adopted policy relative to oil and gas drilling activity, in response to the City Council instruction. Since then, City Planning has taken significant steps to advance the Ordinance. On November 26, 2025, a Mitigated Negative Declaration (MND), which analyzes potential impacts on the environment for the proposed Ordinance, was released for a 30-day public comment period, which ended on December 29, 2025. The staff recommendation report and revised version of the proposed Ordinance were heard by the City Planning Commission (CPC) on December 11, 2025. The CPC took action at the meeting to make a recommendation to the City Council to adopt the proposed Ordinance and accompanying environmental clearance. The proposed Ordinance leverages its authority granted by AB 3233 to regulate local oil and gas land use regulations. The proposed Ordinance immediately prohibits all new oil and gas drilling citywide by amending the LAMC. Furthermore, all existing active and idle wells are designated as nonconforming uses, triggering a maximum 20-year phase-out period for the cessation of operations. To ensure the extraction use is not prolonged, operators are forbidden from expanding, deepening, or triggering existing activities. Looking ahead to 2026, the proposed Ordinance is still pending through the rest of the legislative process, which is to be presented before the City Council Committees and then to the full City Council for adoption.	Other	1	https://cityclerk.lacity.org/onlinedocs/2017/17-0447-s2_misc_1-06-26.pdf
15	LACP	GSD, LAHD, Mayor's Office	https://planning.lacity.gov/	PUBLIC LAND FOR AFFORDABLE HOUSING	Increase the utilization of public land for affordable housing with particular emphasis in high resource and gentrifying areas	10/15/2029	6th Cycle	Continuous	The Affordable Housing Incentive Program (AHIP), which became effective February 11, 2025 (Program 121), allows for the development of affordable housing on public land. The program offers more generous incentives in high-opportunity areas. See the objective below for more info on AHIP. In 2025, the Housing Department released its United to House LA Program Guidelines for Multifamily Affordable Housing, following Council's approval in 2024. The goal of the program is to produce the maximum number of affordable housing units possible by leveraging local, state and federal funding sources. The program uses local funding to access additional public subsidies, allowing the program to construct more affordable housing with less cost to the City. The Program Guidelines include use of public land as scoring criteria for many project types. In addition, on September 10, 2025, the City Council voted unanimously to instruct City Planning to engage with LA Metro, LAUSD, and LACCD about collaborating on housing policy and initiatives and identify public owned and zoned public facility sites to develop into housing expeditiously (CF 25-0928). The City's sixth-cycle Housing Element included public land pipeline development projects in the Adequate Sites Inventory. The Housing Element determined that 7,891 units of capacity existed in these planned and approved projects listed in Appendix 4.2. In 2025, 2 projects identified in this list that include 1,649 units reached the below stages: - Entitlements Approved: 1,553 Low Income units - Permits Issued: 95 Low Income units and 1 market rate units for a total of 96 units - Certificates of Occupancy Issued: No activity in 2025 - Conventanted: 37 Very Low Income units, 58 Low Income units and 1 market rate units for a total of 96 units The Housing Element also identified additional means of meeting the RHNA, including public land programs. The Housing Element established a potential list of candidate sites on Public Land that could potentially create up to 10,000 units of capacity in Appendix 4.8. In 2025, 9 projects identified in this list that include 2,016 units reached the below stages: - Entitlements Approved: 1,553 Low Income units - Permits Issued: 5 Extremely Low Income units, 16 Very Low Income units, 228 Low Income units, and 214 market rate units for a total of 463 units - Certificates of Occupancy Issued: 20 Very Low Income units and 201 market rate units for a total of 221 units - Conventanted: 5 Extremely Low Income units, 63 Very Low Income units, 144 Low Income units, and 173 market rate units for a total of 390 units Combined, the 4.2 and 4.8 sites permitted 463 units in 2025.	Units	463	Citywide Housing Incentive Program Webpage: https://planning.lacity.gov/plans-policies/citywide-housing-incentive-program United to House LA Program Guidelines: https://housing.lacity.gov/ua-program-guidelines LA Metro / LAUSD / LACCD Housing Council File: https://cityclerk.lacity.org/act/council/comres/index.cfm?act=view&comresid=1178&act=view&comresidnumber=25-0928 Appendix 4.2 and 4.8 project statistics based on internal analysis: https://planning.lacity.gov/Element%20Chapter%204.pdf Document Statistics: https://planning.lacity.gov/document/statistics/70-3520-444-sdSc-8883472-cd40/Chapter_4_Adequate_Sites_for_Housing_(Adopted).pdf Appendix 4.8
15	CAO, City Council	GSD, LAHD, LACP, Mayor's Office	https://cao.lacity.gov/	PUBLIC LAND FOR AFFORDABLE HOUSING	Identify publicly owned housing opportunity sites and issue RFPs to develop the sites by 2023, and annually thereafter	10/15/2029	6th Cycle	Continuous	In 2025, the Mayor's Office partnered with cityLAB, a research institute at UCLA, to launch a competition to develop housing on small, city-owned property. This initiative aims to build housing on underutilized city-owned land and ultimately produce demonstration projects for other similar parcels of land. In 2025, the Mayor's Office worked with the City Council to introduce a motion to direct LAHD to issue an RFP for development on various city-owned parcels of land. Eleven city-owned sites will be disposed of for housing development. For the period from January 1, 2025, to December 31, 2025, the LAHD Land Development Unit successfully closed escrow on two sites that will produce 145 new affordable housing units.	Other	11	Small Lots, Big Impacts RFP Council File: https://cityclerk.lacity.org/act/council/comres/index.cfm?act=view&comresid=1178&act=view&comresidnumber=25-1326

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)



Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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

Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
15	CAO, City Council	GSD, LAHD, LACP, Mayor's Office	https://cao.lacity.gov/	PUBLIC LAND FOR AFFORDABLE HOUSING	Rezone PF (Public Facility) zoned land to allow affordable housing-by-right by 2024 (see Program 121 and 48)	2/11/2025	6th Cycle	Completed	The CHIP ordinance (approved by the City Council in December 2024) introduced incentives for Public Land Projects, which must be on land zoned Public Facility (PF) or on land owned by a public agency at the time of project filing. These projects are provided a flexible affordability requirement of 60% covenanted units restricted to Moderate Income or lower. The 20% market-rate component provides opportunity for cost recovery, a developer incentive to produce more projects in Higher Opportunity Areas, and also allows residents of the project whose income increases to remain on-site. Public Land Projects are guaranteed multiple-family uses and the most generous incentives within AHP, usually permitted an unlimited density, 4.5 FAR (4.65 in Moderate and Higher Opportunity Areas), no mandated residential parking, and three stories of additional height. They may also seek additional waivers ministerially if approved for that procedure by City Council resolution. This project type is especially helpful for publicly owned land that is difficult to develop because of zoning or site restrictions, as the generous base incentives and council process for seeking ministerial waivers unlock residential potential across most properties.	Other	1	Citywide Housing Incentive Program Website: https://planning.lacity.gov/plans-policies/ahpwide-housing-incentive-program
15	CAO, City Council	GSD, LAHD, LACP, Mayor's Office	https://cao.lacity.gov/	PUBLIC LAND FOR AFFORDABLE HOUSING	Maintain a publicly accessible citywide inventory of publicly owned sites	10/15/2029	6th Cycle	Continuous	The CAO used to assess sites for potential affordable housing development. However, the CAO reorganized and no longer has an asset management group. GSD manages the asset management system for city-owned properties but not publicly owned sites. In 2025, the Mayor's Office worked with GSD to create an internal service portal for departments to update existing vacant or underutilized city land. The portal launched in the summer of 2025, and reminders will be sent to all department GIs on a quarterly basis to update the portal. This portal will help the city identify city-owned land that may be appropriate and feasible for affordable housing or interim housing production. 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. In 2025, the REACH Pilot continues to provide affordable housing for those at risk of being homeless.	Other		R.E.A.C.H. Pilot site: https://cao.lacity.gov/propert/b/
15	CAO, City Council	GSD, LAHD, LACP, Mayor's Office	https://cao.lacity.gov/	PUBLIC LAND FOR AFFORDABLE HOUSING	Revise the Asset Evaluation Framework to add AFFH criteria into the property review and evaluation process.	2/10/2026	6th Cycle	In Progress	Revisions have been made to the Asset Evaluation Framework to include the TCAC/HCD Opportunity Maps/AFFH in the site evaluation process. The report was released for Council consideration on 2/10/2026.	Other	1	https://cityclerk.lacity.org/onlinedocs/201212-1549-S27-rt_cao_02-10-26.pdf
16	LAHD	CLA, CAO, LACP	https://housing.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	Prior to the passage of Measure ULA, the City was drafting an official report-back to City Council on social and public housing models in 2021-2022. In subsequent years, the City has focused on ULA implementation. Council has requested two additional report-backs from LAHD related to social housing: one regarding strategic financing tools and social housing ownership models (CF 23-0038-S6), and another looking into Tenant Opportunity to Purchase Act (TOPA) and Community Opportunity to Purchase Act (COPA) models (CF 24-1289). In 2025, LAHD continued to prepare these reports.	Other		COPA/TOPA Council File: https://cityclerk.lacity.org/act/cityclerkconnect/index.cfm?n7a=act_viewrecord&idnumber=24-1289 Measure ULA Strategic Financing / Resident Governance Council File: https://cityclerk.lacity.org/act/cityclerkconnect/index.cfm?n7a=act_viewrecord&idnumber=23-0038-S6
16	LAHD	CLA, CAO, LACP	https://housing.lacity.gov/	NEW MODELS FOR AFFORDABLE HOUSING	Begin construction of at least 1,000 restricted affordable units on public owned or leased land.	10/15/2029	6th Cycle	Continuous	Between 2021 and 2025, LAHD has executed ground leases for 7 projects on public land. These projects are either currently in construction or completed, and include 478 total units, 460 of which are affordable.	Units	478	Homes for LA NOFA webpage: https://housing.lacity.gov/4/homes-for-la-nofa
16	LAHD	CLA, CAO, LACP	https://housing.lacity.gov/	NEW MODELS FOR AFFORDABLE HOUSING	Strengthen the existing Public Land Multi-Departmental Workgroup.	10/15/2029	6th Cycle	Continuous	The Public Land Multi-departmental workgroup no longer exists. With the passage of Measure ULA, the City secured dedicated funding for new social housing models through the ULA Alternative Models for Permanent Affordable Housing Program (Alternative Models). In 2025, these funds were dispersed for the first time through the ULA FY25-26 Expenditure Plan. The Alternative Models program seeks to provide innovative financing and tenant-driven governance in affordable housing developments that are affordable in perpetuity.	Other		https://housing.lacity.gov/ula
17	CLA, Mayor's Office	LACP, LAHD	https://mayor.lacity.gov/	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	10/15/2029	6th Cycle	Continuous	In early 2025, Mayor Bass and other members of City Council went to Sacramento to advocate for almost \$2 billion in state funding to assist in wildfire recovery. Mayor's Office also supported the request for federal funding (Community Project Funding) for several housing projects in the city. Thirteen (13) projects, submitted in 2025, will receive FY28 federal funding (Community Project Funding). In total, this represents approximately \$12.5 million in successfully secured federal funding for Mayor's Office-supported City projects.	Other	13	Internally Tracked
17	CLA, Mayor's Office	LACP, LAHD	https://planning.lacity.gov/	ADVOCATE FOR HOUSING FUNDS	Increase the Affordable Housing Trust Fund.	10/15/2029	6th Cycle	Continuous	Affordable Housing Linkage Fee revenue continues to be generated and added to the Affordable Housing Trust Fund. See Program 10 for more details on revenue during the 2025 Calendar Year.	Other	1	Internally Tracked
18	LAHD	HACL, LAHSA	https://housing.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	In 2025, 734 supportive housing units were produced. These include units from the Affordable Housing Managed Pipeline (AHMP), the Affordable Housing Bond Program (AHBP), Homekey, Housing Challenge, and HHSP programs. As part of the selection criteria, the AHMP includes a category for priority geographies based on TCAC Opportunity Maps. For more on housing produced via the AHMP see Program 6.	Units	734	Internally Tracked
19	Mayor's Office, LAHSA	CAO, BOS, LAFD, RAP, LAHSA A&E	https://mayor.lacity.gov/	STREET OUTREACH (UNIFIED HOMELESSNESS RESPONSE CENTER)	Increase the number of people engaged who are linked to housing resources by City Funded Outreach Teams	10/15/2029	6th Cycle	Continuous	City-funded outreach programs in Calendar Year (CY) 2025 have continued to demonstrate strong impact and sustained engagement with our unsheltered neighbors. To date, outreach teams have served a total of 11,876 individuals, with 8,848 individuals actively engaged through a combination of referrals, service connections, and ongoing relationship-building. This is an increase from 7,425 individuals engaged in 2024. Building on the foundation established in CY 2024, outreach teams have played a critical role in supporting ISP operations, contributing to an increased volume of referrals and stronger coordination across systems. Teams continue to maintain consistent engagement with individuals experiencing homelessness, ensuring that as beds and resources become available, referrals can be efficiently transitioned into placements. These outcomes reflect the dedication, persistence, and collaborative efforts of our outreach staff, whose work remains essential to advancing housing pathways and improving access to services for our most vulnerable community members.	Persons	11876	Data is collected through HMIS and documented through there as well. Data is collected through
19	Mayor's Office, LAHSA	CAO, BOS, LAFD, RAP, LAHSA A&E	https://mayor.lacity.gov/	STREET OUTREACH (UNIFIED HOMELESSNESS RESPONSE CENTER)	Increase the number of people connected to CES as measured by a new V-SPDAT survey.	10/15/2029	6th Cycle	Continuous	In Calendar Year (CY) 2025, City-funded outreach teams completed a significant number of initial Coordinated Entry assessments, strengthening system access for unsheltered individuals. A total of 1,151 clients received their first assessment (V-SPDAT or LA HAT) through City Outreach. This is an increase from 370 individuals in 2024.	Persons	1151	Data is collected through HMIS and documented through there as well.
20	Mayor's Office	LACP, EWDD, CLA, LAHD, HACL	https://mayor.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	The City was awarded funding to support affordable housing development. On December 10, 2025, the Strategic Growth Council recommended the AHSC Round 9 applications, awarding approximately \$173M to support the construction of 432 housing units, along with bicycle, pedestrian, and transit infrastructure improvements within a one-mile radius of the project sites. See Program 8 for more details. Measure A (a 2024 LA County Ballot Measure) has also allocated funding for the Los Angeles County Affordable Housing Solutions Agency (LACAHA), which has made new resources available to the City. 2025 was a critical year in programming two new sources of local revenue dedicated to the development and preservation of affordable housing as well as myriad homelessness prevention programs. The City of Los Angeles received its first allocation of Eligible Jurisdiction funding from the Measure A sales tax through LACAHA in 2025, allowing the City Council to approve its first expenditure plan for these funds. The FY 2025-26 LACAHA Expenditure Plan programmed over \$135 million in funding for affordable housing projects and renter protections, including \$87 million for the production and preservation of affordable housing. On April 11, 2025, City Council approved a motion instructing LAHD and other departments to report back on how to implement programs funded by LACAHA to ensure greater access to funds (CF 25-0400). On January 14, 2025, the City Council provided recommendations to LAHD initiated by motion (C.F. No. 24-0544) to develop a middle-income affordable rental housing program to support the issuance of bonds for the construction, preservation, and protection of new middle-income affordable rental housing. The motion distinguished this effort from that previously analyzed in C.F. No. 20-1598, asking that a middle-income program be based on a broader range of affordability that includes low-income units, covenancing these units locally, applying to new construction only (no acquisition of existing units), etc. The report was transmitted in October 2025, and Council will consider creating a Middle Income Affordable Housing Pilot Program in 2026. The Affordable Housing Linkage Fee also continues to be a critical local source of affordable housing funding. See Program 10 for more details. Finally, the most significant source of new funding for affordable housing production and preservation is Measure ULA, a graduated transfer tax on real estate transactions above \$5 million. As of the writing of this report, since its inception the tax had generated over \$1 billion in revenue, with monthly revenue collection continuing to trend upward. Drawing from FY 2024-25 and 2025-26 ULA Expenditure Plans, the Homes for LA NOFA provides more than \$316 million in ULA funding for the production and preservation of affordable housing in the City.	Units	432	https://sgc.ca.gov/grant-programs/ahsc/ https://housing.lacity.gov/articles/celebrating-two-years-of-ula-a-milestone-in-affordable-housing-and-tenant-resources https://cityclerk.lacity.org/act/cityclerkconnect/index.cfm?n7a=act_viewrecord&idnumber=25-0400 https://cityclerk.lacity.org/act/cityclerkconnect/index.cfm?n7a=act_viewrecord&idnumber=24-0544

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)



Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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

Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
20	Mayor's Office	LACP, EWDD, CLA, LAHD, HACLA	https://mayor.lacity.gov/	NEW REVENUE TO INCREASE AFFORDABLE HOUSING	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.	10/15/2029	6th Cycle	Continuous	The City Council adopted support and/or sponsorship of the following housing funding issues in its 2025-2026 State Legislative Program: 1) Supplemental Appropriation for disaster funding to support recovery from the January 2025 wildfires as outlined in the Governor's letter to Congressional leadership seeking \$39.7 billion in funding. 2) Legislative or administrative action to amend the Encampment Resolution Funding (ERF) Program to provide recipients of the third round of ERF with flexibility relative to the expenditure deadlines established in the program. Regarding affordable housing in general, the Council also supported SB 21 (Durazo) which allowed for the demolition of single-room occupancy units without full replacement of demolished units if the units are converted to affordable housing.	Other		Supplemental Appropriation CF: https://cityclerk.lacity.org/act/cityclerkconnect/index.cfm?view=report&number=25-0002-S12 Encampment Resolution Funding Program CF: https://cityclerk.lacity.org/act/cityclerkconnect/index.cfm?view=report&number=25-0002-S9 SB 21 Legislative Support: https://cityclerk.lacity.org/act/cityclerkconnect/index.cfm?view=report&number=25-0002-S34
20	Mayor's Office	LACP, EWDD, CLA, LAHD, HACLA	https://mayor.lacity.gov/	NEW REVENUE TO INCREASE AFFORDABLE HOUSING	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 RECAP 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.).	10/15/2029	6th Cycle	Continuous	The "Big City Mayors" is a statewide coalition of mayors from California's 13 largest cities by population, including Los Angeles. This coalition advocates for much needed funding to address the state's homeless and housing affordability crises. This group regularly engages with the Governor's Office and members of the state Legislature to support the group's priorities. In Summer 2025, BCM pushed for sustained funding for the state's Homeless Housing, Assistance and Prevention (HHAP) program.	Other	1	https://www.youtube.com/watch?v=PO1lUzHnQ0
21	LACP	LADBS, LADOT	https://planning.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	In 2025, the Citywide Housing Incentive Program (CHIP) became effective and included several strategies to require less parking. The Mixed Income Incentive Program (containing incentives for projects on major corridors, near transit, and within high-opportunity areas) allows all eligible projects to not propose residential parking. The Affordable Housing Incentive Program (containing incentives for 100 percent affordable housing projects and other affordable housing project types) also does not require residential parking for a vast majority of projects and, in some cases, allows a reduction in parking for project-affiliated commercial or institutional uses. The new 1A zoning code eliminates the (P) parking zone entirely, and as community plans continue to update into the new code, parking minimums will be reduced while requirements for EV charging infrastructure and more pedestrian amenities will continue to be introduced. On September 18, 2025, City Council voted in favor of instructing City Planning and other departments to conduct a feasibility analysis on eliminating off-street parking requirements citywide (CF 25-0642).	Other	1	Citywide Housing Incentive Program: https://planning.lacity.gov/plans-policies/citywide-housing-incentive-program Ch. 1A Development Standards Districts: https://www.ladot.com/sites/default/files/444C.4
21	LACP	LADBS, LADOT	https://planning.lacity.gov/	INNOVATIVE PARKING / MOBILITY STRATEGIES IN HOUSING	Monitor the effects of reduced parking incentives in programs such as TOC, 100% Affordable Housing and micro-unit development projects.	2/11/2025	6th Cycle	Continuous	About 70% of projects pursuing the Citywide Housing Incentive Program are using their base parking incentive. Additionally, the program incentivizes the redevelopment of lots zoned for parking (P zones) into housing.	Other	1	https://cityclerk.lacity.org/act/cityclerkconnect/index.cfm?view=report&number=25-0642
21	LACP	LADBS, LADOT	https://planning.lacity.gov/	INNOVATIVE PARKING / MOBILITY STRATEGIES IN HOUSING	Adopt a revised Transportation Demand Management (TDM) Ordinance including new requirements or incentives by 2022	12/31/2026	6th Cycle	In Progress	The Transportation Demand Management (TDM) Ordinance update was recommended for adoption by Council Committees in November 2022. In 2025, it was undergoing City Attorney review, and it is anticipated to complete the adoption process and become effective in 2026. Three supporting ordinances that are needed to enable the proposed TDM Ordinance (two ordinances updating development review fees for the Los Angeles Department of Transportation in two different sections of the Municipal Code and an ordinance establishing a Mobility Investment Trust Fund) were adopted in July 2025 and became effective August 10, 2025.	Other		See City Council File for draft TDM Ordinance and adopted LADOT Fee Ordinances and Mobility Investment Trust Fund Ordinance: https://cityclerk.lacity.org/act/cityclerkconnect/index.cfm?view=report&number=15-0710-S19
22	LAHD		https://housing.lacity.gov/	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. Partner with community-based organizations to provide additional support and outreach to tenants in low-resource, and high segregation and poverty areas.	10/15/2029	6th Cycle	Continuous	For 2025, the RCCB Monthly Report indicated that 148,855 new units were inspected.	Units	148555	Internally Tracked
22	LAHD		https://housing.lacity.gov/	SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)	Achieve code compliance with habitability standards within 120 days of systematic inspection.	10/15/2029	6th Cycle	Continuous	For 2025, the RCCB Monthly Report indicated that 96.6% of cases reached compliance within 120 days of SCEP inspection.	Other	97	Internally Tracked
22	LAHD		https://housing.lacity.gov/	SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)	Initiate contact for complaint inspections within 72 hours of complaint receipt 80% of the time.	10/15/2029	6th Cycle	Continuous	For 2025, the RCCB Monthly Report indicated that 92.5% of complaints were responded to within 72 hours.	Other	93	Internally Tracked
23	LAHD		https://housing.lacity.gov/	HANDYWORKER PROGRAM	Enroll and assess potential repairs for a minimum of 120 households annually	10/15/2029	6th Cycle	Continuous	Handyworker partners with licensed general contractors for minor home repairs and accessibility improvements at no cost to eligible homeowners. In 2025, 150 households were provided minor home repair services. Repairs are focused on extending the livability of occupants, specifically those age 62 and older and adults living with permanent disabilities.	Households	158	Handyworker Program webpage: https://housing.lacity.gov/rental-services/handyworker
24	HACLA		https://www.hacla.org/en/	RESIDENTIAL REHABILITATION OF PUBLIC HOUSING	2,401 housing units replaced, created, or rehabilitated for low income and moderate income households (185 units developed on Rose Hill Courts site; 1,320 units developed on Jordan Downs site; 274 units developed through initial three phases of Rancho San Pedro; 217 units rehabilitated at Pueblo Del Sol; and 236 units rehabilitated at first two phases of Dana Strand)	10/15/2029	6th Cycle	Continuous	The project located at 327 Harbor Blvd, the first phase of the redevelopment of RSP, was under construction in 2025 and is expected to be completed in 2026. Rose Hill Court: The second phase of the Rose Hill Court redevelopment, comprising 96 units, achieved closing and is under construction. The project is expected to be completed by early 2027. New Dana Strand Phase I: HACLA was successful in receiving tax-exempt bond allocation and 4% LIHTC in Round 2 of the CDLAC/CTAC calendar for the 120-unit project. The project will close in mid-June 2026 and begin rehabilitation soon thereafter. New Dana Strand Phase II: HACLA entered into a Joint Development Agreement for the resyndication and rehabilitation of the 116-unit project. At Jordan Downs, HACLA and its development partners, BRIDGE Housing and The Michaels Organization, completed two housing phases for a total of 209 units (Cypress View (aka H2B), 119 units, and Nueva Vida (aka S4), 90 units, respectively).	Units	541	https://www.hacla.org/en/development/services/development

Annual Housing Element Program Report 2025
Housing Element Implementation



Reporting Year: 2025 (Jan. 1 - Dec. 31)

Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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

Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
25	LADWP	LAHD	https://www.ladwp.com/	UTILITY MAINTENANCE PROGRAM	LADWP-referred cases annually. 30. DWP utility shut-offs prevented through issuance of payments annually. 130.	10/15/2029	6th Cycle	Completed	The Los Angeles Housing Department (LAHD) no longer maintains the Utility Maintenance Program (UMP) and has no immediate plans to reinstate it. In 2025, LADWP resumed shut-offs for 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 who 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 are shut off for non-payment by the owner, landlord, or responsible party.	Other	1	Internally Tracked
26	LACP		https://planning.lacity.gov/	MOBILE HOME PARKS	Assist 100 mobile park tenants by 2029	10/15/2029	6th Cycle	Continuous	In 2025 LAHD spent several weeks staffing the emergency centers to answer questions of constituents impacted by the Palisades fires. Some of these were from mobile home parks in the area. LAHD also updated our records to reflect the elimination of the previously state-law-required RSO exemption for mobile home parks with 12-month leases. State law was amended to prohibit this RSO exemption for all units starting January 1, 2025 regardless of length or date of lease (Civil Code § 798.17(i), (j), (k)). All these tenants now have greater protections.	Other		New Zoning Code webpage: https://planning.lacity.gov/online/new-code
26	LACP		https://planning.lacity.gov/	MOBILE HOME PARKS	250 market-rate mobile home park pads are preserved.	10/15/2029	6th Cycle	Continuous	No projects matching the description were processed in 2025.	Other		Internally Tracked
27	LAHD		https://housing.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	In 2025, three preservation projects resulted in the extension of affordability terms for 147 restricted units.	Units	147	Internally Tracked
27	LAHD		https://housing.lacity.gov/	PRESERVATION OF RESTRICTED UNITS AT-RISK OF CONVERTING TO MARKET RATE	Monitor the risk of converting to market rate for 9,412 units.	10/15/2029	6th Cycle	Continuous	As of 2025, the City now has \$85,011,922.94 dedicated to several preservation programs through the FY25-26 ULA Expenditure Plan. This will allow the City to be able to meaningfully support many more projects that both stabilize tenants and avoid the conversion of existing affordable housing in Los Angeles.	Units	5105	Internally Tracked
27	LAHD		https://housing.lacity.gov/	PRESERVATION OF RESTRICTED UNITS AT-RISK OF CONVERTING TO MARKET RATE	Contract a non-profit to enforce state noticing laws	10/15/2029	6th Cycle	Continuous	In total, there were 5,105 restricted units at risk of expiring through December 31, 2030.	Other		N/A
28	LACP, LAHD	LADBS	https://planning.lacity.gov/	REPLACEMENT UNIT PROGRAM FOR SELECTED SITES	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.	2/11/2025	6th Cycle	Completed	LAHD is not contracting with a non-profit but will continue to collaborate with HCD regarding Affordable Housing Preservation Noticing Law compliance. In February 2025, the Housing Element Sites and Minimum Density Ordinance (HESMD) took effect. 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. The Resident Protections Ordinance (RPO) also became effective in February 2025. The RPO codifies and expands upon housing replacement and occupant protection laws that were initially introduced through the state's Housing Crisis Act of 2019 (HCA), which is 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 practices 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 that go above and beyond the HCA are applicable. The occupant exercising the Right to Return is afforded a replacement unit that is a Compatible 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.	Other	1	HESMD Ch. 1: https://cityclerk.lacity.gov/online/docs/2021/21-1230-SB_ord_188473_2-11-25.pdf HESMD Ch. 1A: https://cityclerk.lacity.gov/online/docs/2021/21-1230-SB_ord_188480_2-11-25.pdf Resident Protections Ordinance (Chapter 1): https://cityclerk.lacity.gov/online/docs/2021/21-1230-SB_ord_188481_2-11-25.pdf Resident Protections Ordinance (Chapter 1A): https://cityclerk.lacity.gov/online/docs/2021/21-1230-SB_ord_188482_2-11-25.pdf
28	LACP, LAHD	LADBS	https://planning.lacity.gov/	REPLACEMENT UNIT PROGRAM FOR SELECTED SITES	Adopt policy and implementation guidance upon Housing Element Adoption in 2021.	10/15/2029	6th Cycle	Continuous	Following the adoption of the Housing Element, the City began enforcing a replacement unit requirement for Housing Element Sites. In 2022, the City developed a Zoning Information (ZI) file and identified housing element sites in Zimas, the city's public-facing parcel-based zoning information database. An enhanced replacement policy (including 1:1 replacement of RSO described in the objective above) became effective in February 2025, with the adoption of the Resident Protections Ordinance (RPO). During the last year, a variety of implementation materials have been made available to both City staff and the public to provide guidance regarding the applicability of the Housing Crisis Act (HCA) and the RPO. Several of these materials have been neatly housed on a revamped Housing Crisis Act and Resident Protections webpage and include: a Replacement Unit Requirements and Occupant Protections Fact Sheet, a No Net Loss Supplemental Form, and a Housing Development Project Applicability Matrix. These materials are intended to help staff and members of the public determine the applicability of replacement requirements and occupant protections on projects. Planning Department staff plan to produce and release additional implementation materials that will further help the public and staff implement HCA and RPO provisions.	Other	1	Housing Crisis Act and Resident Protections Ordinance Implementation Webpage: https://planning.lacity.gov/project-reviews/housing-crisis-act No Net Loss Declaration: https://planning.lacity.gov/attachment/556664-8910-4a62-9a65-20a4b7a2c27ef6?file=NoNetLoss%20%20%20Declaration Replacement Unit Requirements and Occupant Protections Fact Sheet: https://planning.lacity.gov/attachment/50096664-3861-448c-9a47-86-4446a64d4f?fact-sheet/Replacement_Requirements_and_Occupant_Protectons.pdf Housing Development Project Applicability Matrix: https://planning.lacity.gov/attachment/50096664-3861-448c-9a47-86-4446a64d4f
29	LACP, LAHD	LADBS	https://planning.lacity.gov/	ENFORCEMENT OF NO NET LOSS AND AFFORDABLE HOUSING REPLACEMENTS REQUIREMENT	Complete approximately 92 new AB 2556/AB 2222 replacement determinations per year.	10/15/2029	6th Cycle	Completed	In 2025, Land Use received zero AB 2222/AB 2556 Replacement Unit Determination (RUD) applications. These RUDs were used when projects pursued incentives in the Very High Fire Hazard Severity Zone (VHFHSZ) and the HCA did not apply. The VHFHSZ exemption has been removed, and these RUDs being phased out. Projects now complete the new RPO RUDs. See objective below for more detail.	Other		Internally Tracked
29	LACP, LAHD	LADBS	https://planning.lacity.gov/	ENFORCEMENT OF NO NET LOSS AND AFFORDABLE HOUSING REPLACEMENTS REQUIREMENT	Complete approximately 200 new SB 330 replacement determinations per year.	10/15/2029	6th Cycle	Completed	SB 330 Replacement Unit Determinations (RUDs) have evolved to reflect changes to the Housing Crisis Act introduced since 2020. Most significantly, the City codified the HCA in its Resident Protections Ordinance (RPO), effective February 2025. The RPO requires applicants of a RPO RUD. Some projects that pre-date the RPO due to testing are still processed under HCA RUDs.	Units	311	Internally Tracked
29	LACP, LAHD	LADBS	https://planning.lacity.gov/	ENFORCEMENT OF NO NET LOSS AND AFFORDABLE HOUSING REPLACEMENTS REQUIREMENT	Prepare and record approximately 200 affordable housing covenants per year.	10/15/2029	6th Cycle	Continuous	In 2025, LAHD's Land Use team completed 311 HCA and RPO RUDs. The team received 152 Housing Crisis Act of 2019 (HCA) Replacement Unit Determination (RUD) applications, completed 194, resulting in 283 affordable replacement units. The team also received 211 Resident Protections Ordinance (RPO) applications, completed 117, resulting in 145 affordable replacement units.	Other	33654	Internally Tracked

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Housing Element Implementation

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Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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

Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
29	LACP, LAHD	LADBS	https://planning.lacity.gov/	ENFORCEMENT OF NO NET LOSS AND AFFORDABLE HOUSING REPLACEMENTS REQUIREMENT	Consider extending SB 330 requirements in 2030.	2/12/2025	6th Cycle	Completed	As part of the RHNA Rezoning (Program 121), the City developed a Resident Protections Ordinance (RPO) which became effective in February 2025. The RPO codifies SB 330 (the Housing Crisis Act (HCA)) replacement requirements and occupant protections for housing projects beyond the sunset date in state law. Subsequently AB 130 was signed by the Governor in September 2025, making the HCA permanent for housing and non-housing projects. The City will remove the 2030 sunset date currently included in the RPO via a future Housing Code Amendment focused on technical clean-ups to streamline housing which is anticipated to move forward in 2026.	Other	1	Resident Protections Ordinance (Chapter 1): https://cityclerk.lacity.org/onlinedocs/2024/21-1230-SS_ord_188481_2-11-25.pdf Resident Protections Ordinance (Chapter 1A): https://cityclerk.lacity.org/onlinedocs/2024/21-1230-SS_ord_188482_2-11-25.pdf Housing Crisis Act and Resident Protections Ordinance Implementation Webpage: https://planning.lacity.gov/project-reviews/housing-crisis-act/
29	LACP, LAHD	LADBS	https://planning.lacity.gov/	ENFORCEMENT OF NO NET LOSS AND AFFORDABLE HOUSING REPLACEMENTS REQUIREMENT	Change to 1:1 requirements as part of the Density Bonus update by 2024.	2/12/2025	6th Cycle	Completed	As part of the RHNA Rezoning (Program 121), the City developed a Resident Protections Ordinance (RPO) which became effective in February 2025. The RPO enhances state HCA requirements in several ways, one of which is a 1:1 replacement for RSO protected units. 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 (Programs 28 and 29). During the RPO adoption process, City Council instructed the City Planning Department and LAHD to report back on the possibility of implementing a 2:1 replacement policy for RSO units in low resource areas (CF 21-1230-SS). The departments are currently preparing that report-back.	Other	1	Resident Protections Ordinance (Chapter 1): https://cityclerk.lacity.org/onlinedocs/2024/21-1230-SS_ord_188481_2-11-25.pdf Resident Protections Ordinance (Chapter 1A): https://cityclerk.lacity.org/onlinedocs/2024/21-1230-SS_ord_188482_2-11-25.pdf Housing Crisis Act and Resident Protections Ordinance Implementation Webpage: https://planning.lacity.gov/project-reviews/housing-crisis-act/ RPO Council File: https://cityclerk.lacity.org/act/clerkConnect/index.cfm?panel=viewcontent&number=21-1230-SS
30	HACLA		https://www.hacla.org/en	NEW MODELS OF ACQUISITION, REHABILITATION AND PRESERVATION	HACLA will aim to increase its portfolio through acquisition with a goal of 750 units by 2022. HACLA will aim to increase its portfolio through acquisition with a goal of 2,500 units by 2025.	10/15/2029	6th Cycle	Continuous	In 2025, HACLA acquired two properties with 190 housing units. The first was a 100% market-rate property, Emerald Apartments, at 215 W. 14th Street in a Moderate Resource area with 150 units. HACLA restricted 16 units at 30% of AMI, 22 units at 50% of AMI, 10 units at 60% of AMI, 31 units at 80% of AMI, and 60 units at 100% of AMI. The second property acquired is 630 N. Oxford Avenue, a newly constructed 50-unit market-rate property in a Moderate Resource area census tract. The Oxford property was acquired with funding from the HCD HomeKey Plus program; 28 of the units are income-restricted at 30% of AMI, one is a manager's unit, and one unit is for office and services space. HACLA also acquired 2,724 units between 2021-2024, bringing the total acquisitions this housing element cycle to 2,914 units.	Units	2914	https://www.hacla.org/site/default/files/2021-09/2020-Acquisition-Program-Flyer-v6.pdf https://www.hacla.org/site/default/files/AM%20Properties%20in%2007202022.pdf https://www.hacla.org/site/default/files/Documents/DataDashboard/HACLA/Properties/AM/Properties/Asset/Management/Properties-102023.pdf
30	HACLA		https://www.hacla.org/en	NEW MODELS OF ACQUISITION, REHABILITATION AND PRESERVATION	HACLA will aim to increase its portfolio through acquisition with a goal of 5,000 units by 2030.	10/15/2029	6th Cycle	Continuous	HACLA has acquired 2,914 units between 2021-2025	Units	2914	https://www.hacla.org/site/default/files/2021-09/2020-Acquisition-Program-Flyer-v6.pdf https://www.hacla.org/site/default/files/AM%20Properties%20in%2007202022.pdf https://www.hacla.org/site/default/files/Documents/DataDashboard/HACLA/Properties/AM/Properties/Asset/Management/Properties-102023.pdf
30	HACLA		https://www.hacla.org/en	NEW MODELS OF ACQUISITION, REHABILITATION AND PRESERVATION	HACLA will primarily acquire existing, naturally occurring affordable housing buildings in lower resource areas.	10/15/2029	6th Cycle	Continuous	HACLA's two acquisitions totaling 190 units in 2025 were in moderate resource areas. See objective above for further detail.	Units	190	https://www.hacla.org/site/default/files/AM%20Properties%20in%2007202022.pdf https://www.hacla.org/site/default/files/Market%20Affordable%2007202022.pdf https://www.hacla.org/site/default/files/2021-09/2020-Acquisition-Program-Flyer-v6.pdf https://www.hacla.org/site/default/files/Documents/DataDashboard/HACLA/Properties/AM/Properties/Asset/Management/Properties-102023.pdf
31	LAHD		https://housing.lacity.gov/	RENT ADJUSTMENT PROGRAM FOR RSO HOUSING	Process approximately 1,200 rent adjustment applications annually.	10/15/2029	6th Cycle	Continuous	In CY 2025, approximately 810 applications were received and 1,154 applications were closed or processed	Other	810	Internally Tracked
31	LAHD		https://housing.lacity.gov/	RENT ADJUSTMENT PROGRAM FOR RSO HOUSING	Approve \$80 million in property improvements annually.	10/15/2029	6th Cycle	Continuous	In CY 2025, a total reinvestment of \$95 million was made, benefiting 23,821 RSO units.	Other	95000000	Internally Tracked

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



Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
32	LAHD	OCA	https://housing.lacity.gov/	RSO ENFORCEMENT	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.	10/15/2029	6th Cycle	Continuous	During the COVID-19 pandemic and recovery, the City Council froze rent increases units covered by the Rent Stabilization Ordinance (RSO) in order to avert widespread renter displacement and homelessness as a result of the economic impact of the pandemic. That existing formula had a floor of 3% + the average Consumer Price Index (CPI), with a ceiling of 8%. Throughout 2025, LAHD along with City Council and stakeholders convened regular meetings to determine potential changes to the RSO rent increase formula. The RSO annual allowable rent increase formula had not been amended since 1985. After a long policy making process, a new formula was adopted in 2025 that caps rent increases at 4% and protects tenants from significant rent increases during high inflation periods (CF 23-1134).	Other	1	Rent Adjustment Formula Council File https://cityclerk.lacity.org/1actyclerkconnect/index.cfm?act=showrecord&id=number23-1134 Allowable Rent Increase: https://housing.lacity.gov/adc-content/uploads/2022/01/Allowable-Rent-Increase-Bulletin-English.pdf
32	LAHD	OCA	https://housing.lacity.gov/	RSO ENFORCEMENT	Investigate and identify violations of the RSO in order to ensure tenant protections afforded under the RSO. Investigate and enforce 10,000 annual complaints of RSO violations and refer non-compliant cases to the City Attorney's office for further enforcement.	10/15/2029	6th Cycle	Continuous	In calendar year 2025, 12,228 total complaints were received regarding alleged violations of the RSO and some non-RSO cases. We attempted to help based on urgency but could not assist everyone due to resource constraints, such as staffing.	Other	12228	Internally Tracked
32	LAHD	OCA	https://housing.lacity.gov/	RSO ENFORCEMENT	Partner with community-based organizations to target outreach to areas with high displacement risk and High Segregation & Poverty areas.	10/15/2029	6th Cycle	Continuous	Public assistance is offered to constituents via email and a live phone hotline. The Eviction Defense Program (EDP) (Program 88) closely aligns with and delivers on the goals of this program to partner with community-based organizations to target outreach to areas with high displacement risk and High Segregation & Poverty areas. The CBOs contracted through EDP conduct outreach that includes proactive RSO outreach and enforcement in predominantly high displacement risk and low-income neighborhoods. The Department continues to identify properties subject to the RSO, working in collaboration with Code Enforcement. Publicly accessible information is provided as follows:	Other	1	https://housing.lacity.gov/contact-us
33	LAHD		https://housing.lacity.gov/	RSO INVENTORY MONITORING	Identify properties newly subject to the RSO and make the information publicly accessible on an ongoing basis	10/15/2029	6th Cycle	Continuous	Links to find out if a property is subject to the RSO: 1. https://housing.lacity.gov/rso 2. http://zimas.lacity.org/ 3. Text "RSO" to (855) 880-7368	Units	668899	https://housing.lacity.gov/rso 3. Text "RSO" to (855) 880-7368
34	HACLA		https://www.hacla.org/en	PUBLIC HOUSING ANNUAL INSPECTIONS	All public housing units are inspected annually.	10/15/2029	6th Cycle	Completed	HACLA's third-party vendor completed annual inspections of every public housing unit.	Other	1	https://www.hacla.org/en/about-us/files
34	HACLA		https://www.hacla.org/en	PUBLIC HOUSING ANNUAL INSPECTIONS	All Section 8 units inspected annually.	12/30/2025	6th Cycle	Completed	HACLA's third-party vendor completed 34,837 HDS inspections.	Units	34837	https://www.hacla.org/en/about-us/fac
34	HACLA		https://www.hacla.org/en	PUBLIC HOUSING ANNUAL INSPECTIONS	Abate lead-based paint hazards in 280 units.	10/15/2029	6th Cycle	Completed	HACLA's third-party vendor completed annual inspections of every public housing unit. All units are tested for lead-based paint hazards.	Other	1	https://www.hacla.org/sites/default/files/Public%20Housing%202025%20BP%20Fact%20Sheet%20LA%20Housing%20Authority%20en%20Fact%20Sheet-Ramona%20Gardens.pdf
35	LAHD		https://housing.lacity.gov/	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.	12/31/2024	6th Cycle	Completed	LAHD has sunset the Lead Program. 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 – December 2024, the program completed 78 units.	Units	78	Internally Tracked
36	LAHD		https://housing.lacity.gov/	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 substantial/hazardous living conditions.	10/15/2029	6th Cycle	Continuous	511 properties were referred to URP Citywide during CY 2025. A total of 482 cases were closed during the same period citywide. (From URP Budget and Case Tracking sheet)	Other	482	Internally Tracked
37	LADBS		https://dbs.lacity.gov/	VIRTUAL INSPECTION PILOT PROGRAM	Perform 8,000 virtual inspections annually.	10/15/2029	6th Cycle	Continuous	LADBS implemented the Virtual Inspection (VI) Program to provide LADBS customers and inspection staff with an innovative way to achieve timely inspections through real-time video streaming from construction sites. The VI Program is anticipated to reduce wait times, improve efficiency, and promote the health and safety of LADBS customers and staff consistent with the Mayor's Safer-at-Home Order. VI is an alternative to the traditional on-site inspection. This new method, made possible by technology, will improve customer service with a more convenient and timely process.	Meetings	37268	Documentation reports can be requested from DBS staff and are not available to the general public.
38	LAHD		https://housing.lacity.gov/	RENT ESCROW ACCOUNT PROGRAM (REAP)/UTILITY MAINTENANCE PROGRAM	Monitor active REAP Cases and ensure timely closure for compliance.	10/15/2029	6th Cycle	Continuous	For the period January 1, 2025, to December 31, 2025, the LAHD successfully closed 205 REAP cases, removing 960 units from REAP. Furthermore, 291 new cases were opened, with a total of 1,457 new units placed into REAP.	Other	205	https://housing.lacity.gov/esidents/reap
38	LAHD		https://housing.lacity.gov/	RENT ESCROW ACCOUNT PROGRAM (REAP)/UTILITY MAINTENANCE PROGRAM	Prevent 50 essential service shut-offs annually through the release of REAP/UMP funds.	10/15/2029	6th Cycle	Continuous	For the period from January 1, 2025, to December 31, 2025, the LAHD successfully closed 205 REAP cases, removing 960 units from REAP and preventing 30 utility service shut-offs.	Other	30	https://housing.lacity.gov/esidents/reap
38	LAHD		https://housing.lacity.gov/	RENT ESCROW ACCOUNT PROGRAM (REAP)/UTILITY MAINTENANCE PROGRAM	Contract with community-based organizations to conduct proactive outreach to tenants in REAP buildings, particularly in high segregation and poverty areas and areas facing displacement.	10/15/2029	6th Cycle	Continuous	Based on research conducted by LAHD, buildings enrolled in REAP are disproportionately located in low-resource or High Segregation and Poverty areas and typically house lower-income Black, Indigenous, and People of Color (BIPOC) tenants. In 2025, the REAP contractors included Coalition for Economic Survival (CES), Inquilinos Unidos, Strategic Action for a Just Economy (SAJE) and Inner City Law Center. All four organizations are rooted in local communities and provide culturally-competent outreach and education to encourage tenants to participate in REAP by making their reduced rent payments directly to the City, assist the tenants in navigating intersecting issues such as harassment or RSO violations, and explain all the protections that apply to the tenants (LAHD also has a fifth outreach contractor specifically for property owners). Through five Outreach Service Providers, tenants in high-segregation and poverty areas, as well as areas facing displacement, have been contacted via US Mail, telephone, site visits, and email a total of 10,591 times. Additionally, 4 workshops were conducted with 17 owners and tenants in attendance, helping them understand the REAP process and how to remove properties from REAP.	Meetings	4	https://housing.lacity.gov/esidents/reap
39	LAHD		https://housing.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	The development of the Bureau's enhanced Revenue Management System (RMS) continues; RMS will have AI capabilities to manage increasing demands and provide collaborative tools for systems. In calendar year 2025, the existing billings system successfully added over 375,000 invoices and ownership records for the City's newest tenant protection program, known as the Just Cause Ordinance, while simultaneously adding nearly 10,000 new rental units eligible for our Systematic Code Enforcement Program (SCEP).	Units	10000	Internally Tracked
40	LAHD		https://housing.lacity.gov/	DUE PROCESS HEARING	Conduct 1,300 hearings annually.	10/15/2029	6th Cycle	Continuous	For the period January 1, 2025, to December 31, 2025, LAHD conducted a total of 2,117 General Manager's (GM) hearings and 141 Rent Adjustment Commission Appeals Board (RAC AB) hearings.	Meetings	2117	Internally Tracked
41	HACLA		https://www.hacla.org/en	HOUSING CHOICE VOUCHER PROGRAM	Maintain 51,163 Section 8 vouchers for very low-income households over an eight-year period.	10/15/2029	6th Cycle	Continuous	As of December 31, 2025, Section 8 is administering 53,145 vouchers for eligible households.	Households	53145	https://hacla.org/sites/default/files/Section%208%20Data/Section%208%20Program%20Summaries%202025-02-28.pdf
42	HACLA		https://www.hacla.org/en	SECTION 8 VOUCHERS FOR DISABLED AND ELDERLY HOUSEHOLDS	Continue to provide 375 vouchers annually.	10/15/2029	6th Cycle	Continuous	As of December 31, 2025, Section 8 is administering 631 Special Purpose Vouchers for eligible households, including allocations for Mainstream 5-Year and Non-Elderly Disabled.	Households	631	https://hacla.org/sites/default/files/Section%208%20Data/Section%208%20Program%20Summaries%202025-02-28.pdf
43	LACP		https://planning.lacity.gov/	HISTORIC PRESERVATION	Expand the number of HPOZs and HCMs.	10/15/2029	6th Cycle	In Progress	The City Council adopted 21 new Historic-Cultural Monuments during 2025. Additionally, City Planning's Office of Historic Resources has begun adoption work on a new Historic Preservation Overlay Zone (HPOZ) in the Wellington Square community, which had been previously initiated by City Council motion.	Other	21	Adoptions of new historic designations are found in the City Council File Management System: https://cityclerkconnect.lacity.org/d3-cityclerkconnect/index.cfm?1=ac-search&tab=act
43	LACP		https://planning.lacity.gov/	HISTORIC PRESERVATION	Process 25 Mills Act applications each year.	10/15/2029	6th Cycle	In Progress	Due to the ongoing program assessment for the Mills Act Historical Property Contract Program, which will require City Council policy direction and ordinance amendments, City Planning's Mills Act program has paused acceptance of new Mills Act applications.	Other		https://planning.lacity.gov/preservation-design/historic-resources/mills-act/program-assessment

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Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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

Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
43	LACP		https://planning.lacity.gov/	HISTORIC PRESERVATION	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).	10/15/2029	6th Cycle	In Progress	Building upon the completed assessment report prepared by consultants Chattel Inc. and AECOM, the Office of Historic Resources has prepared a draft report detailing recommendations, proposed ordinance amendments, and administrative changes to the Mills Act program for anticipated review and consideration during 2026 by the Cultural Heritage Commission and then the City Council.	Other		https://planning.lacity.gov/preservation-design/historic-resources/incentives-resources/mills-act/program-assessment
43	LACP		https://planning.lacity.gov/	HISTORIC PRESERVATION	Expand the use of objective standards.	10/15/2029	6th Cycle	In Progress	City Planning has obtained a REAP 2.0 grant from the Southern California Association of Governments (SCAG) to prepare objective design standards for new infill housing in local historic districts (HPOZs). It is anticipated that these proposed standards will be considered by the City Planning Commission by fall 2026.	Other		https://cityclerk.lacity.org/activities/connected/index-of-m?faccol_viewrecord&idnumber=25-0603
43	LACP		https://planning.lacity.gov/	HISTORIC PRESERVATION	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.	10/15/2029	6th Cycle	In Progress	During 2025, 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 and Jefferson Park Historic Preservation Overlay Zones (HPOZs).	Other	1	https://www.nhslacounty.org/programs-and-services/historic-home-rehabilitation-program/
44	LAHD		https://housing.lacity.gov/	PROPERTY MANAGEMENT TRAINING PROGRAM	Advise property owners on how to improve the management of their properties.	10/15/2029	6th Cycle	Continuous	According to the 2025 RCCB Monthly Report, the City referred 1,563 cases to PMTP during CY 2025.	Other	1563	Internally Tracked
45	LAHD	LACP, HACLA	https://housing.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	In 2025, the Affordable Housing Inventory had a total of 55,635 units that were monitored for occupancy. LAHD maintains a database of units restricted by affordable housing covenants and provides annual reports for the APR.	Units	55635	Internally Tracked
46	LACP	LAHD	https://planning.lacity.gov/	HOUSING ELEMENT SITES INVENTORY UPDATE	Housing Element Site Identification added onto ZIMAS in 2021.	2/11/2025	6th Cycle	Completed	In February 2025, the Housing Element Sites and Minimum Density Ordinance (HESMD) took effect, which codified state law requirements pertaining to different aspects of the Housing Element Site Inventory. In preparation, the City prepared implementation resources that included updates to Zoning Information File (Z-2512), as well as new ZIs for Prior Housing Element Sites (Z1-2535) and Lower Income Rezoning Sites (Z1-2534). Additionally, the City Planning department created a Housing Element Sites Webtool to help applicants and other planners determine which Housing Element Site list a parcel is identified in, as well as the corresponding projected capacity and income level. This webtool will also help determine any Housing Element site requirements in situations where the parcel boundaries have changed since the adoption of the Housing Element in 2021 due to subdivisions or other actions that rearranged the lot lines.	Other	4	Updated ZI 2512, Z1-2534 (Lower Income Rezoning Sites), Z1-2535 (Prior HE Sites), HE Sites Webtool
46	LACP	LAHD	https://planning.lacity.gov/	HOUSING ELEMENT SITES INVENTORY UPDATE	Create a guide for project planners to make findings on Inventory Parcels.	12/31/2026	6th Cycle	In Progress	In 2025, City Planning drafted template Housing Element Site/SB 166 findings for project planners and continued to work on a more formal guide, which should be ready in 2026.	Other	1	Internally Tracked
46	LACP	LAHD	https://planning.lacity.gov/	HOUSING ELEMENT SITES INVENTORY UPDATE	Develop internal tracking of development on Housing Element Sites (2021-2022).	10/15/2029	6th Cycle	Continuous	In 2025, City Planning developed a system to track development on Housing Element sites by cross-referencing Assessor Parcel Numbers from Housing Element appendices with Table A.2 from the Annual Progress Report. Moving forward, City Planning will conduct this analysis annually when the previous year's APR data is released.	Other	1	Internally Tracked
47	LACP	LAHD, HACLA, LADBS	https://planning.lacity.gov/	MONITOR AND REPORT ON HOUSING PRODUCTION GOALS	Quarterly and annual summaries on residential building activity.	10/15/2029	6th Cycle	Continuous	The Los Angeles City Planning Department continues to provide regular reporting on the quantity and location of affordable units proposed and approved for entitlement throughout the City. In 2025, the Department added a dynamic online table to its website, highlighting its new CHIP Program.	Other	1	CHIP Case Summary: https://planning.lacity.gov/plans-policies/citywide-housing-incentive-program
47	LACP	LAHD, HACLA, LADBS	https://planning.lacity.gov/	MONITOR AND REPORT ON HOUSING PRODUCTION GOALS	Annual Progress Report on the City's housing production and preservation goals and accomplishments (Housing Element APR).	10/15/2029	6th Cycle	Continuous	The City of Los Angeles Planning Department (LACP) has consistently fulfilled the reporting requirements of the Housing Element (HE) Annual Progress Report (APR).	Other	3	https://planning.lacity.gov/plans-policies/housing-element
47	LACP	LAHD, HACLA, LADBS	https://planning.lacity.gov/	MONITOR AND REPORT ON HOUSING PRODUCTION GOALS	Maintain interactive housing dashboard websites and open data portals to display some of the most commonly requested and important housing related information.	10/15/2029	6th Cycle	Continuous	In fall 2025, a monthly updated dashboard was launched on the Citywide Housing Incentive Program (CHIP) webpage, summarizing preliminary applications and providing up-to-date information on housing projects utilizing CHIP.	Other	1	CHIP Case Summary: https://planning.lacity.gov/plans-policies/citywide-housing-incentive-program
47	LACP	LAHD, HACLA, LADBS	https://planning.lacity.gov/	MONITOR AND REPORT ON HOUSING PRODUCTION GOALS	Expand sharing of public data on other topics.	10/15/2029	6th Cycle	Continuous	LADBS publishes via OpenData publicly accessible reports detailing permit applications submitted as well as permits issued. These reports are updated on a weekly basis. City Planning maintains several dashboards on its Performance Metrics webpage, including for the CHIP and ED1 incentive programs. LAHD also has a number of data dashboards, including a supportive housing progress report, tracking the progress of Measure HHH.	Other	1	Open Data Portal: https://data.lacity.org/ City Planning Performance Metrics: https://planning.lacity.gov/resources/performance-metrics LAHD Dashboards: https://housing.lacity.gov/MeasureHHHDashboard https://housing.lacity.gov/housing/hhh-progress-dashboard

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Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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

Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
48	LACP	LAHD	https://planning.lacity.gov/	UPDATE DENSITY BONUS AND OTHER AFFORDABLE HOUSING INCENTIVE PROGRAMS	Develop annual reports on affordable housing units produced as a result of land use incentives.	10/15/2029	6th Cycle	Continuous	<p>City Planning maintains several dashboards on its Performance Metrics webpage, including for the CHIP and ED1 incentive programs. The CHIP webpage and ED1 webpage also host these dashboards. The PMU unit revised its quarterly housing report program in Fall 2025, and the planning department published a 6-month progress report on CHIP in Fall 2025. A 1-year report is expected in early 2026. Below is a summary of CHIP activity in 2025.</p> <p>The CHIP Ordinance became effective on February 11, 2025. The numbers below represent projects that submitted Pre-Application Review (PAR) cases and formal applications using the CHIP Ordinance in the first ten months after the ordinance was adopted (February-December 2025). The City received 212 applications, including 92 (43%) PAR applications, 41 (19%) by-right applications, 67 (32%) Expanded Administrative Review applications, 2 DIR applications (1%), and 10 (5%) CPC applications. Over 26,000 units are proposed, which includes 472 ELU units, 1,374 VLI units, 5,920 LI units, and 1,780 MI units for a total of 9,546 affordable units. Of these proposed units, 58% are located in Higher Opportunity Areas, 33% are located in Low Resource Areas, and 8% are located in Moderate Resource Areas.</p> <p>The City received 62 State Density Bonus Program applications, which consisted of 11,782 units.</p> <p>The City received 45 Mixed-Income Incentive Program applications, which consisted of 4,944 units.</p> <p>The City received 99 Affordable Housing Incentive Program (AHIP) applications, which consisted of 8,776 units. Fifty-nine (60%) of AHIP applications were filed in conjunction with ED1.</p> <p>At this time, there are 6 applications consisting of 609 units where it is undetermined which CHIP program they will be using.</p>	Other	1	<p>Performance Metrics webpage: https://planning.lacity.gov/resources/performance-metrics</p> <p>PMU Quarterly Housing Report Fall 2025: https://planning.lacity.gov/odocument/04e8ab26-8b29-4084-a226-4574a86610fa/2025%20Fall%20Report.pdf</p> <p>ED1 Case Summary on ED1 webpage: https://planning.lacity.gov/project-reviews/review/inline-directive-1/resources/CHIP_Case_Summary_available_on_CHIP_webpage</p> <p>Plans Policies Citywide Housing Incentive Program: https://planning.lacity.gov/plans-policies/citywide-housing-incentive-program</p> <p>CHIP 6-Month Report: https://planning.lacity.gov/odocument/02d9be38-baa1-5d07-8415-fc0d8ba970cc/CHIP_ProgressReport_Fall2025_v17.pdf</p>
48	LACP	LAHD	https://planning.lacity.gov/	UPDATE DENSITY BONUS AND OTHER AFFORDABLE HOUSING INCENTIVE PROGRAMS	Make revisions to the density bonus provisions in the Code.	2/11/2025	6th Cycle	Completed	<p>The CHIP Ordinance included revisions to the City's Density Bonus Program (previously found in LAMC 12.22 A.25). The City's previous Density Bonus Program was adopted in 2008, and updates to State Density Bonus Law have been applied through implementation memos. The updated State Density Bonus Program (LAMC 12.22 A.37 of Chapter 1 and 8.2.1 of Chapter 1A) codifies updates to state law, including allowing additional Density Bonuses up to 88.75% or 100% and expanded bonuses for target populations, and incorporates parking reductions in alignment with AB 2097.</p>	Other	1	<p>https://cityclerk.lacity.org/onlinedocs/2024/21-1230-SS_ord_188477_2-11-25.pdf</p> <p>https://cityclerk.lacity.org/onlinedocs/2024/21-1230-SS_misc_4_1-31-2025.pdf</p>
48	LACP	LAHD	https://planning.lacity.gov/	UPDATE DENSITY BONUS AND OTHER AFFORDABLE HOUSING INCENTIVE PROGRAMS	Update the Affordable Housing Incentives Guidelines by 2024.	10/15/2029	6th Cycle	In Progress	<p>Funding from the REAP 1.0 grant program was used to hire a consultant to assist in revising the Affordable Housing Incentive Guidelines. In 2022, initial work began to review relevant materials and transform the intent and structure of the revised document in light of ongoing updates to the City's affordable housing incentives in the CHIP Ordinance. A preliminary draft and revised draft of an Affordable Housing User Guide, which was designed to assist applicants in choosing various incentive pathways that may suit their needs has been provided by consultants.</p> <p>Separately, the City Council approved a set of Fair Housing Requirements for Affordable Housing concurrent with its approval of the Resident Protections Ordinance in early 2025, which replaced the old Affordable Housing Incentive Guidelines. This new set of requirements applies to all affordable housing units in mixed-income development projects.</p>	Other		<p>Fair Housing Requirements: https://planning.lacity.gov/odocument/02a1738e-8c3a-6547-87af-93297e3af877/Fair_Housing_Requirements_for_Affordable_Housing.pdf</p>
49	LACP	LAHD	https://planning.lacity.gov/	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.	10/15/2029	6th Cycle	In Progress	<p>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. No action in 2025.</p>	Other	1	Internally Tracked
49	LACP	LAHD	https://planning.lacity.gov/	TARGETED ZONING ALLOCATIONS BY COMMUNITY PLAN AREA	Release draft methodology for public review by 2023	10/15/2029	6th Cycle	Not Yet Started	No action in 2025	Other		None
49	LACP	LAHD	https://planning.lacity.gov/	TARGETED ZONING ALLOCATIONS BY COMMUNITY PLAN AREA	Bring draft methodology to the City Planning Commission for action by 2024.	10/15/2029	6th Cycle	Not Yet Started	No action in 2025	Other		None
49	LACP	LAHD	https://planning.lacity.gov/	TARGETED ZONING ALLOCATIONS BY COMMUNITY PLAN AREA	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.	10/15/2029	6th Cycle	Not Yet Started	No action in 2025	Other		None
50	LACP	All (ED 19 Cabinet)	https://planning.lacity.gov/	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	6/30/2024	6th Cycle	Completed	The background studies, which were funded by the REAP 1.0 grant program and conducted as first steps necessary to update the citywide growth strategy to meet housing needs, are complete. No action in 2025.	Other	1	Internally Tracked
50	LACP	All (ED 19 Cabinet)	https://planning.lacity.gov/	UPDATE THE CITYWIDE GROWTH STRATEGY TO MEET HOUSING NEEDS	Draft and adopt an updated growth strategy (Framework Element) by 2028.	10/15/2029	6th Cycle	Not Yet Started	No action in 2025	Other		None
51	LACP	LAHD, ITA, SCAG	https://planning.lacity.gov/	DATA FOR EVALUATING HOUSING NEED	Maintain database of current socioeconomic and demographic data on the LACP website.	10/15/2029	6th Cycle	Continuous	The Demographic Research Unit of LACP maintains data on the LACP website, including socioeconomic and demographic data on a citywide scale and by Community Plan Area. This information is synthesized from the five-year American Community Survey (ACS). Housing development data is collected and published on a regular basis as well (see Program #48).	Other	1	https://planning.lacity.gov/resources/demographics
51	LACP	LAHD, ITA, SCAG	https://planning.lacity.gov/	DATA FOR EVALUATING HOUSING NEED	Publish periodic reports of socioeconomic and demographic data, including updates based on Census / ACS data.	10/15/2029	6th Cycle	Continuous	The Demographic Research Unit of LACP regularly updates data on the LACP website, including socioeconomic and demographic data on a citywide scale and by Community Plan Area. This information is synthesized from the 5-year American Community Survey (ACS). The annual updates using the 2023 ACS (released December 2024) were published on LACP's website in March 2025.	Other	1	https://planning.lacity.gov/resources/demographics
51	LACP	LAHD, ITA, SCAG	https://planning.lacity.gov/	DATA FOR EVALUATING HOUSING NEED	Collaborate on regional demographic projections every four years as part of the RTP/SCS.	10/15/2029	6th Cycle	Continuous	In 2025, staff from LACP attended the first meetings of SCAG's Technical Working Group to support the development of regional and local demographic projections for the RTP/SCS that will be adopted in 2028.	Meetings	4	https://scag.ca.gov/technical-working-group
52	LAHD	LAHSA, HACLA	https://housing.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	LAHD and LACP provided updates on City efforts and programs to remove barriers to contribute to the completion of the Year 50 (PY 2025-26) Action Plan which has not yet been updated and the 5 Year Consolidated Plan (2023-2027). These progress updates reflect program goals from the City's adopted 2021-2029 Housing Element.	Other	1	<p>5-Year Plan: https://communityinvestment.lacity.gov/sites/default/files/wsp2001/files/2025-06-30/CAIF_CAD2025-06-30%20Housing_Remeditaion.pdf</p> <p>2024 1-Year Plan: https://communityinvestment.lacity.gov/sites/default/files/wsp2001/files/2025-03-04/Annual%20Housing.pdf</p>
52	LAHD	LAHSA, HACLA	https://housing.lacity.gov/	INTEGRATE THE HOUSING ELEMENT AND THE CONSOLIDATED PLANNING PROCESS	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.	10/15/2029	6th Cycle	Completed	The 2018-2022 Con Plan has been completed	Other	1	Con Plan available on HUD's website: https://epd.hud.gov/gpd-public/consolidated-plan

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52	LAHD	LAHSA, HACLA	https://housing.lacity.gov/	INTEGRATE THE HOUSING ELEMENT AND THE CONSOLIDATED PLANNING PROCESS	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.	10/15/2029	6th Cycle	Completed	The 2023-2027 Five Year Con Plan has been completed	Other	1	Funding levels for the 2023-27 Five Year Con Plan are available on the CIPD website. https://communitydevelopment.lacity.gov/consolidated-plan/consolidated-plan-five-year-plan
53	LACP	LAHD, HACLA, LADBS, EMD, LAFD	https://planning.lacity.gov/	DISASTER RESILIENCE AND RECOVERY	Support property owners in safely rebuilding residential properties after a disaster.	10/15/2029	6th Cycle	Continuous	In response to the devastating Palisades Fire in January 2025, Governor Gavin Newsom and Mayor Karen Bass issued a series of Emergency Executive Orders. These orders streamline and expedite the permitting process to allow for the rapid rebuilding and repair of homes, businesses, and other structures that were destroyed or damaged as a result of the disaster. The orders establish criteria for by-right rebuilds, called Eligible Projects, that are not subject to the California Environmental Quality Act (CEQA) or the Coastal Act. The Mayor's EOI established the One-Stop Rebuilding Center to guide residents through the rebuilding process and allow them to file all City permits needed to begin rebuilding their homes and businesses in an expedited and streamlined process. Representatives from the following departments are onsite: Bureau of Street Services, Bureau of Sanitation, Department of Transportation, Housing Department, Department of Building and Safety, Department of City Planning, Los Angeles Fire Department, Bureau of Contract Administration, and Bureau of Engineering. In February 2025, the Planning Development Services Center (DSC) established the Palisade Rebuild and Recovery Center at the West Los Angeles location in response to the devastating Palisades Fire to facilitate quick and streamlined rebuilding of the Palisades community and bringing businesses back in operation as quickly as possible. The Planning Department is assisting in these key ways: Fast-tracking all Eligible Projects as defined by the Executive Orders from Governor Newsom and Mayor Bass. The West Los Angeles Palisade Rebuild and Recovery Center has served 1,287 customers and facilitated 145 permits for rebuilding since February 2025. In addition to the orders related to physical rebuilding and recovery, Mayor Karen Bass also issued: (1) Emergency Order 4, which aids in the relocation, co-location, and temporary operation of educational and child care facilities that were adversely impacted by the wildfire; (2) Emergency Order 6, which establishes Los Angeles's first-ever plan check Self-Certification pilot program to reduce time spent on the permitting process; (3) Emergency Order 7, suspending plan check and permit fees; (4) Emergency Order 9, which suspended SBB projects in the Palisades; (5) Emergency Order 10, to streamline rebuilding for commercial properties; and (6) Executive Directive 13, which launched a pre-approved standard plan pilot program for single-family homes. As of March 3, 2026, the City has received 3,703 applications for 1,597 unique addresses. 2,051 permits have been issued for 930 unique addresses. 2,484 plans have been approved, and 1,219 are under review. See more on the recovery.lacity.gov dashboard .	Other	3703	https://recovery.lacity.gov/ https://planning.lacity.gov/project-review/palisades-rebuild-recovery
53	LACP	LAHD, HACLA, LADBS, EMD, LAFD	https://planning.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	In response to the Palisades Fire in January 2025, LAHD conducted extensive work to support rebuilding and recovery efforts. In the immediate aftermath of the fires, LAHD Code Enforcement compiled an initial spreadsheet of multi-family, RSO units, ADUs, mobile home park units, condominiums, and single-family properties located in census tracts in and around the Palisades fire area and compared the data with Cal Fire Damage Inspection (DINS) data. LAHD's Rent and Policy teams worked with the City Council to implement renter protections: 1) Non-Payment Rent Eviction Protection for Tenants Impacted by the January 2025 Wildfires, if the tenant's place of employment was lost, their working hours were reduced, they were laid off, or they had a loss of income due to impacted clients; 2) Eviction Protection for Additional Tenants and Pets due to the Wildfires, if the tenant notified the landlord in writing, including proof of displacement. LAHD staffed tables at the Disaster Recovery Center (DRC), answering constituents' questions on housing-related matters and referring them to other resources for further assistance. LAHD also provided staff to the DRC as Disaster Service Workers. LAHD supported property owners in safely rebuilding residential properties by having staff available at the One-Stop Rebuilding Center, ready to assist constituents affected by the fires seeking to rebuild their properties. Rebuilding efforts have been expedited by allowing self-declarations for replacement unit determination clearances. LAHD has not collected Code Enforcement fees from impacted Palisades multi-family rental properties which are not yet reoccupied and not yet collecting rent. The City further supported tenants impacted by the fires in multiple ways. Through the City's eviction defense program, Stay Housed LA provided legal assistance to zip codes located in the areas likely affected by the Palisades fires. Within these zip codes, SHLA provided legal assistance to 115 households, which included 11 full-scope cases and 104 limited-scope cases from January to September 2025. During this period, 88 households received \$1.3 million in rental assistance. Finally, 14 legal clinics and "know-your-rights" workshops were hosted, tailored specifically to tenants' rights after a disaster. The City received a \$1 million allocation of Rapid Unsheltered Survivor Housing (RUSH) federal grant funds to provide assistance to people who are unhoused or at risk of homelessness. In close collaboration with CIPD, LAHD is working to launch a \$14.6 million emergency round of the United to House LA Income Support Program that will serve extremely low- and very low-income households that have a senior and/or person with a disability and that are at risk of homelessness due to impacts from the local emergencies this year.	Other	1	https://recovery.lacity.gov/
53	LACP	EMD, CEMO	https://planning.lacity.gov/	DISASTER RESILIENCE AND RECOVERY	Ensure that hazard information from safety documents and databases are integrated into land use decisions.	4/1/2025	6th Cycle	Completed	The Safety Element of the General Plan was updated and adopted by the City Council on October 31, 2025. This update was a targeted amendment to incorporate the most current, FEMA-approved 2024-2029 Local Hazard Mitigation Plan (LHMP) into the Safety Element and to update associated references. The Safety Element provides a contextual framework for understanding the relationship between hazard mitigation, disaster response, and initial recovery. It offers a high-level overview of how the City plans for disasters and directs readers to other implementation documents for more detailed information, including the City's LHMP and the Emergency Operations Plan. The City of Los Angeles completed its first Climate Vulnerability Assessment (CVA) in April 2025 as an important step toward ensuring that the City's climate adaptation and resilience efforts prioritize climate equity. City Planning led this effort in coordination with the Emergency Management Department and the Climate Emergency Mobilization Office to ensure alignment with their respective climate planning initiatives. The CVA examined the anticipated impacts of climate change across the City and identified the areas and communities most vulnerable to those impacts. The CVA's analysis of climate hazards included extreme heat, extreme precipitation and flooding, drought, wildfires, sea level rise, and public health. The CVA supports several implementation programs of the Plan for a Healthy LA, the City's Health Element, primarily Program 4b: Climate Adaptation and Preparedness Plan (CAPP) and collaboration. It also supports the climate equity and resilience policies of the Safety Element. The CVA report is publicly accessible online; additionally, an accompanying Storymap and Hazard Overview Summary handouts have been made available to share the CVA's findings in easily digestible, visual formats. Furthermore, the CVA will help inform the development of a forthcoming Climate Action and Adaptation Plan for the City. The City also continues to develop the Local Coastal Program (LCP) for Venice, which will address potential hazards associated with coastal areas and establish policies and implementation measures to avoid or reduce coastal hazards, including sea level rise. In 2025, the City of LA was awarded a grant from the California Coastal Commission to support staff resources and consultant work to inform LCP policy development, including an update to a prior sea level rise vulnerability assessment to align with the most recent state guidance.	Other	1	Safety Element website: https://planning.lacity.gov/safety-element Climate Vulnerability Assessment website: https://planning.lacity.gov/plans-policies/environmental-justice/climate-equity-venice-local-coastal-program Program project website: https://planning.lacity.gov/plans-policies/community-plan-update-venice-local-coastal-program
54	LACP	LADBS, LAHD	https://planning.lacity.gov/	EXPEDITE AFFORDABLE HOUSING PROJECTS	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.	12/19/2025	6th Cycle	Continuous	The Citywide Housing Incentive Program (CHIP) and the Housing Element Sites and Minimum Density Ordinance became effective on February 11, 2025; both expedite affordable housing projects using different criteria. CHIP streamlines review for affordable housing projects, scaling review processes based on the number of 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 called Expanded Administrative Review. Projects providing 80-100% affordable housing through the Affordable Housing Incentive Program can request up to five incentives and one waiver through Expanded Administrative Review. The streamlining procedures introduced with the CHIP ordinance seek to expedite processing for affordable housing projects: 9% of projects proposed in the first 10 months of CHIP (Feb-Dec 2025) are by-right or ministerial cases. The Housing Element Sites and Minimum Density Ordinance provides multi-level streamlining for projects on the Housing Element Sites list that meet minimum density and affordability thresholds. Seven projects using Housing Element Sites streamlining were proposed in 2025. On December 19, 2025, the Affordable Housing Streamlining Ordinance codified the main provisions of Executive Directive 1 (ED1), issued by the Mayor's Office in 2022. Eligible 100% affordable housing projects receive priority Planning Department processing, Planning Department building permit clearances, and Planning Department approvals through the AHS Administrative Review Process.	Other	1	https://cityclerk.lacity.org/1actyclerkconnect/index.cfm?nav=ctviewnews&newsid=211230-55 https://cityclerk.lacity.org/1actyclerkconnect/index.cfm?nav=ctviewnews&newsid=211230-56 https://cityclerk.lacity.org/1actyclerkconnect/index.cfm?nav=ctviewnews&newsid=2023/23-0623-51_ord_188788_12-19-25.pdf
54	LACP	LADBS, LAHD	https://planning.lacity.gov/	EXPEDITE AFFORDABLE HOUSING PROJECTS	Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate better understanding of the various affordable housing incentive programs by 2024.	10/15/2029	6th Cycle	In Progress	Funding from the REAP 1.0 grant program was used to hire a consultant to assist in revising the Affordable Housing Incentive Guidelines. In 2022, initial work began to review relevant materials and brainstorm the intent and structure of the revised document in light of ongoing updates to the City's affordable housing incentives in the CHIP Ordinance. A preliminary draft and revised draft of an Affordable Housing User Guide, which was designed to assist applicants in choosing various incentive pathways that may suit their needs has been provided by consultants. Separately, the City Council approved a set of Fair Housing Requirements for Affordable Housing concurrent with its approval of the Resident Protections Ordinance in early 2025, which replaced the old Affordable Housing Incentive Guidelines. This new set of requirements applies to all affordable housing units in mixed-income development projects.	Other		Fair Housing Requirements: https://planning.lacity.gov/6documents/264738e-82ba-45a2-874c-9128f7a4657/Fair_Housing_Requirements_for_Affordable_Housing.pdf
54	LACP	LADBS, LAHD	https://planning.lacity.gov/	EXPEDITE AFFORDABLE HOUSING PROJECTS	Assist 50 affordable housing projects per year through the Priority Housing Program.	10/15/2029	6th Cycle	Continuous	The City Planning department approved seven PHP projects in 2025. While this number is lower than the Housing Element objective of 50 per year, much of the affordable housing proposed in the City in 2025 was via the ED1 and AHIP program. These cases have their own streamlined review timelines, but are not formally part of the PHP. The City approved 152 projects including 11,055 units under ED1 in 2025. Over 3,000 units permitted in 2025 under the program with 31% in High and Highest Resource areas.	Other	159	Internally Tracked
54	LACP	LADBS, LAHD	https://planning.lacity.gov/	EXPEDITE AFFORDABLE HOUSING PROJECTS	Reduce entitlement processing time for PHP projects by up to three months.	10/15/2029	6th Cycle	Continuous	Average case processing time for ED1 and PHP cases halved from 2024 to 2025, decreasing from 54 days to 23.60 days.	Other	24	Internally Tracked

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)



Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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

Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
55	LACP		https://planning.lacity.gov/	IMPLEMENT CEQA STREAMLINING MEASURES	Allow for streamlined environmental review (e.g. SCEA required for Infill and Transit Priority Projects).	10/8/2025	6th Cycle	Completed	LACP entered 2025 fully capable of releasing CEQA cases using streamlining for SCEA, SCPE, Housing Element CEQA Streamlining Checklist, and Class 32 CE Infill Exemption programs as CEQA clearances. LACP published updates to the Housing Element CEQA Streamlining Checklist form on 9/29/2025 and also released a revised version of the Checklist Instructions on 8/12/2025. A new law, AB 130, went into effect on 6/30/2025, which included a new statutory exemption (SE) for streamlining housing projects. LACP published a guidance memo for this on 10/8/2025. As there is lag time for a new process, the first completed AB 130 SE cases were not completed and filed until January 2026. Nevertheless, 53 Class 32 Infill Exemption cases were completed and filed in 2025, and two Housing Element CEQA Streamlining Checklist cases were completed and filed in 2025.	Other	1	CEAs were checked on the State Clearinghouse's CEQAnet database and tallied manually: https://ceqanet.lci.ca.gov/Search/Advanced . Other CEQA clearances were checked using the tally functions for different suffixes in PCTS: https://pcts2.insideia.org/s/search/ .
55	LACP		https://planning.lacity.gov/	IMPLEMENT CEQA STREAMLINING MEASURES	Assist 10 Transit Priority Projects and Infill Projects per year.	3/7/2025	6th Cycle	Completed	Ten Class 32 CE Infill cases were filed by March 7, 2025.	Other	10	CEAs were checked on the State Clearinghouse's CEQAnet database and tallied manually: https://ceqanet.lci.ca.gov/Search/Advanced . Other CEQA clearances were checked using the tally functions for different suffixes in PCTS: https://pcts2.insideia.org/s/search/ .
55	LACP		https://planning.lacity.gov/	IMPLEMENT CEQA STREAMLINING MEASURES	Adopt "uniformly applicable development policies" as well as additional CEQA streamlining tool and templates by 2026.	9/29/2025	6th Cycle	Completed	LACP entered 2025 fully capable of releasing CEQA cases using universally applicable streamlining for SCEA, SCPE, the Housing Element CEQA Streamlining Checklist, and Class 32 CE Infill Exemption programs as CEQA clearances. LACP published updates to the Housing Element CEQA Streamlining Checklist form (which is a template) on 9/29/2025 and also released a revised version of the Checklist Instructions on 8/12/2025. A new law, AB 130, went into effect on 6/30/2025, which included a new statutory exemption (SE) for streamlining housing projects. LACP published a guidance memo for this on 10/8/2025.	Other	1	Housing Element Checklist form: CP-4088, Housing Element Project Checklist Form Housing Element Checklist instructions: CP-4091 Housing Element Project Checklist Instructions
56	LACP, LAHD		https://planning.lacity.gov/	UNAPPROVED DWELLING UNITS (UDU)	Process 65 applications per year to preserve 100 affordable units and prevent tenant displacement as a result of zoning code violations related to unapproved rental units.	10/15/2029	6th Cycle	Continuous	The City processed five applications, approving one unit. As previously reported, 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.	Units	1	Internally Tracked
56	LACP, LAHD		https://planning.lacity.gov/	UNAPPROVED DWELLING UNITS (UDU)	Identify requirements that pose compliance difficulties for legalization projects and adopt amendments to the Zoning Code to alleviate continued challenges to legalization and expedite the process, by 2024	10/15/2029	6th Cycle	Continuous	In June 2021, Council instructed City Planning to prepare a report back on the feasibility of amending UDU provisions of the code to encourage more use of the program. The motion has since expired. Since the UDU provisions of the LAMC were first implemented, state law has created more pathways for legalizing unpermitted ADUs, diminishing the need for the local program. In 2023, LADBS released an information bulletin regarding Accessory and Junior Accessory Dwelling Units in permitted and unpermitted buildings. This bulletin clarifies the city's procedures given AB 2553, and provides minimum requirements for conversions of existing buildings to ADUs or JADUs, permitting of existing unpermitted ADUs or JADUs, and permitting of unpermitted ADU or JADUs constructed before January 1, 2020. As part of the Missing Middle work program, the City will explore code amendments to address policy issues with Unpermitted Dwelling Units (UDUs). The ADU ordinance update contemplated in the Missing Middle program will incorporate all relevant state law changes regarding legalizing unpermitted units into the LAMC.	Other		LADBS Bulletin: https://lads.lacity.gov/sites/default/files/efc_forms/p017/accessory-dwelling-unit-conversion-of-existing-detached-structures.pdf 2021 UDU Revisions Council File: https://cityclerk.lacity.com/active/council-revisions/799ucf-vwreccod&fi number=14-1150-S3 Missing Middle webpage: https://planning.lacity.gov/city-planning/initiatives/policies/missing-middle-ia
56	LACP, LAHD		https://planning.lacity.gov/	UNAPPROVED DWELLING UNITS (UDU)	Conduct proactive outreach on the benefits of the UDU program to landlords, particularly when tenant displacement would otherwise occur, through the SCEP Program (Program 22) when inspecting multifamily rental units and zoning code violations are identified.	10/15/2029	6th Cycle	Continuous	Inspectors performing SCEP inspections regularly do proactive outreach on other relevant policies, including UDU regulations, when zoning code violations are identified. LAHD's Code Enforcement Division has focused on the State Law regarding Delayed Enforcement rather than UDU directly. In addition, most staff will promote the conversion to an ADU and not UDU as ADUs are by-right under today's State and Local Law.	Other	1	N/A
57	LACP	LADBS, LADOT, Bureau of Engineers, LAHD	https://planning.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	The City is continuing several efforts to increase the share of projects processed by-right or ministerially, especially for residential projects containing restricted affordable units. The Citywide Housing Incentive Program (CHIP) became effective on February 11, 2025. CHIP streamlines review for affordable housing projects, scaling review processes based on the number of 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 called Expanded Administrative Review. Projects providing 80-100% affordable housing through the Affordable Housing Incentive Program can request up to five incentives and one waiver through Expanded Administrative Review. The streamlining procedures introduced with the CHIP ordinance seek to expedite processing for affordable housing projects. 91% of projects proposed in the first 10 months of CHIP (Feb-Dec 2025) are by-right or ministerial cases. The Housing Element Sites and Minimum Density Ordinance also became effective on February 11, and makes over 31,000 sites eligible for ministerial processing provided a project meets minimum density and affordability requirements. The Affordable Housing Streamlining Ordinance, the codification of Executive Directive 1, became effective on December 19, 2025, and ensures that 100% affordable projects will continue to be eligible for multi-level review streamlining citywide. The City is continuing its Priority Housing Program for projects setting aside at least 20% of units for lower-income households, as well as streamlining for permanent supportive housing and ministerial approval for ADUs.	Other	91	CHIP Six Month Progress Report

Annual Housing Element Program Report 2025
Housing Element Implementation



Reporting Year: 2025 (Jan. 1 - Dec. 31)

Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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

Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
57	LACP	LADBS, LADOT, Bureau of Engineering, LAFD	https://planning.lacity.gov/	IMPROVEMENTS TO DEVELOPMENT PROCESSING	Development of a multipedant case clearance system by 2026.	10/15/2029	6th Cycle	Continuous	<p>The City continues its development of Build.A, 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. Build.A 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 2025, City Planning served 9,335 customers on the Virtual counter.</p> <p>The DSC and Specialized Services have been the lead on a number of Department memos, Fact Sheets and web pages outlining implementation procedures for various state and assembly bills and serves as a resource for the Department and the public. The following web pages and resources such as fact sheets and forms, were updated in 2025: Executive Directive (ED) 1 and revised Guidelines, Housing Crisis Act (web page, matrices and info sheet), Affordable Housing Services Section (referral forms, including 7 new referrals for the new CHIP Ordinances and related Chapter 1A forms).</p> <p>In 2024, Planning's DSC shifted from a Google Form that allowed applicants to submit Clearance Summary Worksheet (CSW) of building permit requests online to the City's Online Application System (OAS). In 2025, the CSW requests were completed through 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. Working through OAS 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> <p>Also, the Planning Department has developed a new automated table that tracks the total number of projects proposed and approved under the newly-enacted Executive Order 1 ("ED1") that streamlines approvals for projects that consist entirely of affordable housing units ("100% affordable"). We are continuing to work with our sister agencies to maintain the Affordable Housing Tracking System (AHTS) and provide technical support on integrating Planning data into the system. In 2024, the AHTS was expanded to include the tracking of additional project types.</p> <p>As part of the FY 25-26 Budget, the City Council and Mayor transferred responsibility for reviewing projects for compliance with LA's Zoning Codes from the Department of Building and Safety to City Planning. This change is intended to improve operational efficiency and streamline project review, creating a "one-stop shop" for planning and zoning services. DBS continues to oversee all aspects of permit intake and issuance. As part of this process, LA City Planning completed a technical Zoning Review Transfer Ordinance updating the code to reflect inter-departmental roles and functions. (CF 25-0572). In a September 3, 2025 report to the Planning and Land Use Management Committee, City Planning responded to the above motion and identified the need for technical amendments to the Los Angeles Municipal Code (LAMC) to clarify departmental authorities and ensure consistent and streamlined processes without any disruption of service. The draft Zoning Review Transfer Ordinance was released for public review on October 23, 2025 and the legislative adoption process is anticipated to take place throughout 2026.</p>	Other	1	<p>Build LA: https://appointments.lacity.gov/appsva/PublicAccess/000001</p> <p>HCA/RPO webpage: https://planning.lacity.gov/project-review/housing-crisis-act/</p> <p>ED 1 webpage: https://planning.lacity.gov/project-review/ed1webpage-directive-1/</p> <p>Citywide Housing Incentive Program: https://planning.lacity.gov/plans-policies/citywide-housing-incentive-program/</p> <p>Zoning Review Transfer Council File: https://cityclerk.lacity.org/active/council/index/indexofm7n7arccf_vwreccord&thumber=21-1230-56</p>
58	LACP	LADBS, LADOT, BOC and Bureau of Street Services (Streets LA)	https://planning.lacity.gov/	DEVELOPMENT AND DESIGN STANDARDS	Develop new frontage regulations and CPIOs in all Community Plans adopted by 2029.	10/15/2029	6th Cycle	Continuous	<p>On September 9, 2025, the City Council approved the Harbor-Wilmington Community Plan, introducing five new frontage districts to the City's zoning code. Applying the new frontage districts within the plan area elevates design expectations for all projects, effectively implementing objective design standards. The Harbor Community Plans did not include a CPIO. For a summary of the status of plans utilizing the New Zoning Code, see Program 60.</p>	Other	1	<p>https://planning.lacity.gov/plans-policies/community-plan-area/wilmington-harbor-city</p>
59	LACP	Mayor's Office	https://planning.lacity.gov/	LOW-RISE DESIGN LAB, 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.	3/1/2025	6th Cycle	Completed	<p>The Low-Rise Design Lab explores the development of low-rise design prototypes and assesses the necessity of local code amendments to reflect state law and best practices. In 2025, City Planning released a white paper with recommendations and a user-friendly guide illustrating options for Accessory Dwelling Unit (ADU) duplex, triplex, fourplex, and burglarized court residential development in a variety of lot conditions and configurations based upon local existing conditions. The program involved stakeholders in crafting solutions to ensure that low-rise housing reflects the latest research and offers citywide solutions that are economically viable, ecologically sound, and leave a lasting legacy of thoughtful low-rise design tailored to community needs, for potential use in rezoning efforts and policy development.</p>	Other	1	<p>White Paper can be found online on the DCP webpage: https://planning.lacity.gov/documents/d66ec346ed-604e-4b21-6a585b2c7c78/White_Paper_v01_summary.pdf</p>
60	LACP	LADBS	https://planning.lacity.gov/	ZONING CODE REVISION	Adopt ordinances and a brand new Zoning Code that establishes clear and predictable regulations.	10/15/2029	6th Cycle	Continuous	<p>The City of Los Angeles adopted a new zoning code (Chapter 1A of the LAMC) in October 2024. The zoning structure focuses on the physical design of a building as well as its use and consists of five key parts or "districts": Form, Frontage, Development Standards, Use, and Density. Form, Frontage, and Development Standards regulate the built environment, while Use and Density refer to the activities allowed on a site. The code will continue to be amended and new zoning districts will be added as more community plan updates are adopted.</p>	Other	1	<p>New Zoning Code Webpage: https://planning.lacity.gov/zoning/new-code</p>
60	LACP	LADBS	https://planning.lacity.gov/	ZONING CODE REVISION	Apply the New Zoning Code to all Community Plans adopted by 2029.	10/15/2029	6th Cycle	Continuous	<p>Community Plans with the New Zoning Code applied:</p> <p>Adopted Plans - Downtown Community Plan (operative January 27, 2025) Under legal review prior to final adoption - Boyle Heights Community Plan (adopted September 25, 2024) - Cornfield Arroyo Seco Specific Plan (CASP) amendment (adopted October 30, 2024) - Harbor Los Angeles Community Plans Update (adopted September 9, 2025) Plans in progress: Southwest Valley Community Plan Update, Orange Line and East San Fernando Valley TNP's, Southeast Valley Community Plans Update, and Westside Community Plans Update.</p>	Other	1	<p>New Zoning Code: https://zoning.lacity.gov/</p> <p>Effective Community Plans: https://planning.lacity.gov/plans-policies/community-plans</p> <p>Community Plan Updates: https://planning.lacity.gov/plans-policies/community-plan-updates</p> <p>Transit Neighborhood Plans: https://planning.lacity.gov/plans-policies/tnp</p>
60	LACP	LADBS	https://planning.lacity.gov/	ZONING CODE REVISION	Facilitate 2,000 housing units in mixed-use developments.	10/15/2029	6th Cycle	Continuous	<p>The first plan area to apply the New Zoning Code is the Downtown Community Plan Area. The updated plan was effective starting January 27, 2025. In 2025, 141 units were entitled in mixed income projects in the Downtown CPA. This is compared to 1,071 units citywide.</p>	Units	141	Internally Tracked
61	LACP	LAHD	https://planning.lacity.gov/	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.	2/11/2025	6th Cycle	Completed	<p>As part of the Rezoning Program (#121), the Housing Element Sites and Minimum Density Ordinance (HESMD) was adopted by the City Council and became effective in February 2025. HESMD identified approximately 31,073 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.</p>	Other	31073	<p>https://cityclerk.lacity.org/active/council/index/indexofm7n7arccf_vwreccord&thumber=21-1230-56</p>
61	LACP	LAHD	https://planning.lacity.gov/	PROVIDE ADEQUATE SITES FOR LOWER INCOME HOUSEHOLDS ON NONVACANT AND VACANT SITES PREVIOUSLY IDENTIFIED	Develop process for identifying sites for development by 2024.	2/11/2025	6th Cycle	Completed	<p>As part of the Rezoning Program (#121), the Housing Element Sites and Minimum Density Ordinance (HESMD) was adopted by City Council and became effective in February 2025. The staff report included Appendix 5, which describes the methodology for identifying the 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.</p>	Other	1	<p>https://cityclerk.lacity.org/active/council/index/indexofm7n7arccf_vwreccord&thumber=21-1230-56</p>
62	LACP		https://planning.lacity.gov/	FACILITATE HOUSING INNOVATION	Adopt various amendments to the Zoning Code to accommodate innovative multifamily housing types.	10/15/2029	6th Cycle	Continuous	<p>As a part of the Rezoning Program (#121), the Citywide Housing Incentive Program (CHIP) ordinance was adopted by City Council and became effective in February 2025. 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, 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 incentives according to the underlying zone's maximum density, proximity to transit, and area 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 multi-family residential projects that provide multi-bedroom units to ensure a range of unit types for larger households citywide, but especially in high-resource areas.</p> <p>The Adaptive Reuse Ordinance was adopted by Council on December 10, 2025, and became effective February 1, 2026. The Ordinance builds upon the successful Adaptive Reuse program initially applied in Downtown LA and expands eligibility citywide. Incentives that facilitate adaptive reuse are also included in the Citywide Housing Incentive Program (CHIP) Ordinance (Programs #68 and 121), which introduces a new Unified Adaptive Reuse project type for projects seeking to utilize a 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> <p>In Fall 2025, City Planning launched Missing Middle LA—a new initiative to make both for-sale and rental housing more accessible by streamlining the city's review and removing barriers to building smaller, neighborhood-scale homes, also known as missing middle housing. The program will implement and build upon recent state laws allowing duplexes (SB 9), small-lot townhomes (SHRA), and for-sale ADUs (AB 1033) (CF 25-0753) in all residential zones. Additionally, Missing Middle LA will develop a city-specific program that goes beyond the provisions of SB 9 or the SHRA in exchange for compliance with design standards or the provision of public benefits.</p>	Other	2	<p>CHIP Webpage: https://planning.lacity.gov/plans-policies/citywide-housing-incentive-program/</p> <p>Adaptive Reuse Webpage: https://planning.lacity.gov/project-review/adaptive-reuse/</p> <p>Missing Middle LA Webpage: https://planning.lacity.gov/plans-policies/initiatives-policies/missing-middle-la/</p> <p>For sale ADU Council File: https://cityclerk.lacity.org/active/council/index/indexofm7n7arccf_vwreccord&thumber=21-1230-56</p>

Annual Housing Element Program Report 2025
Housing Element Implementation



Reporting Year: 2025 (Jan. 1 - Dec. 31)

Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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

Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
63	LACP	Mayor, LADBS	https://planning.lacity.gov/	ACCESSORY DWELLING UNITS	Permit 5, 123 ADUs annually	10/15/2029	6th Cycle	Continuous	In 2025, 7437 ADUs were permitted	Units	7437	Internally Tracked
63	LACP	Mayor, LADBS	https://planning.lacity.gov/	ACCESSORY DWELLING UNITS	Adopt amendments to the Zoning Code to alleviate challenges by 2024	12/31/2026	6th Cycle	In Progress	In Fall 2025, City Planning launched the Missing Middle LA Program, which will include an update to the City's ADU Ordinance and Implementation of AB 1033 (2023) to allow the separate sale and conveyance of ADUs as condos (CF 25-0753).	Other	2	MMLA Fact Sheet, MMLA Website For Sale ADU Council File: https://cityclerk.lacity.gov/actyclerkconnect/index.cfm?app=201&id=177&scid_view=record&id_number=654733
63	LACP	Mayor, LADBS	https://planning.lacity.gov/	ACCESSORY DWELLING UNITS	Continue to produce new information to assist homeowners and ADU builders in understanding their options. Partner on programs to incentivize and accelerate the production of Affordable ADUs.	10/15/2029	6th Cycle	Continuous	In August 2025, City Planning released an update to the ADU Implementation memo (previously released in December 2024) to account for new guidance provided by HCD and address some technical corrections. As part of the Missing Middle LA work program, the department is contracting with a consulting firm to develop a Low-Rise Missing Middle Development Financial and Site Feasibility Online Resource to help members of the public visualize and design potential development options under the revised ordinances. While the Housing Element identified the Affordable Housing Linkage Fee as a potential resource for funding affordable ADUs, this program never received final approval and was decommissioned in 2025. Instead, the money originally allocated will go toward new construction of rental housing and preservation of rental housing through the most recent and future Measure ULA NOFA.	Units	1	Final Revision 1- ZA Memo 143 (8.1.25 w/o tabs)
63	LACP	Mayor, LADBS	https://planning.lacity.gov/	ACCESSORY DWELLING UNITS	Continue the work of the multi-agency ADU Quarterly Roundtable, convened by the Mayor's Office to identify and resolve barriers.	10/15/2029	6th Cycle	Continuous	The ADU Quarterly Roundtable is no longer convened by the Mayor's Office, but ADU issues are regularly discussed between agencies, particularly LADBS and Planning, at bi-weekly zoning coordination meetings.	Other		None
63	LACP	Mayor, LADBS	https://planning.lacity.gov/	ACCESSORY DWELLING UNITS	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.	10/15/2029	6th Cycle	Completed	The Missing Middle workprogram will update the City's ADU ordinance. Exploring potential incentives for affordable ADUs will be contemplated during the work program, which kicked off in 2025. For more updates on Missing Middle see Programs 3, 56, 62, 63 and 103.	Other		Missing Middle webpage: https://planning.lacity.gov/missing-middle https://www.ladbs.lacity.gov/policies/missing-middle
63	LACP	Mayor, LADBS	https://planning.lacity.gov/	ACCESSORY DWELLING UNITS	Implement the LA ADU Accelerator program to incentivize use of ADUs to house lower-income seniors.	10/15/2029	6th Cycle	Continuous	The City developed the LA ADU Accelerator Program, which focuses on increasing the supply of housing older Angelenos can afford. Made possible by the Bloomberg Philanthropies Mayors Challenge, the LA ADU Accelerator Program pairs older adults with homeowners willing to provide a stable home by offering their accessory dwelling units (ADUs) as rentals. In exchange, homeowners receive benefits such as qualified tenant referrals, tenant case management, and stable rental payments.	Other	1	ADU Accelerator Program webpage: https://adu.lacity.gov/
64	LADBS, Mayor's Office	LACP	https://db.lacity.gov/	ACCESSORY DWELLING UNIT (ADU) STANDARD PLAN PROGRAM	Creation of 200 Standard Plan ADUs per year.	10/15/2029	6th Cycle	Continuous	LADBS implemented the Standard Plan Program in March 2021 to provide LADBS customers with a simplified permitting process for the design and construction of accessory dwelling units (ADUs) that are built repeatedly. 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. As of December 31, 2025, a total of 91 ADU Standard Plans have received pre-approval for utilization by applicants. Between January 1, 2025, and December 31, 2025, 9 projects utilizing these standard plans were submitted for building permits, 4 projects utilizing these standard plans were issued a building permit, and 4 projects utilizing these standard plans were issued a Certificate of Occupancy. On September 10, 2025, City Council instructed the Department of Building and other departments to report back on proposals for expedited process for HCD-approved building plans (Standard Plan Program) (CF 25-0754).	Units	91	https://db.lacity.gov/adu/ approved-standard-plans Note: Not all pre-approved ADU Standard Plans are listed on the website. We are still awaiting documentation from plan applicants for website posting. https://db.lacity.gov/ can be used to run supporting documentation reports ADU Standard Plans Report-Back: https://cityclerk.lacity.gov/actyclerkconnect/index.cfm?app=201&id=177&scid_view=record&id_number=654734
65	LACP	LAHD	https://planning.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	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 milestones in the past year furthered Program 65 goals, along with a summary of Community Plan Updates that are currently in progress and anticipated to be adopted by 2029. 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 area. 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 anticipated adoption date is summer 2026. Implementing ordinances and report-back requests from City Council are pending final approval for the Boyle Heights Community Plan update. - The Cornfield Arroyo Seco Specific Plan (CASP) incentivizes on-site affordable housing units and place-based community benefits, as well as improving the clarity and transparency of regulatory standards. The anticipated adoption of this program is 2028. Implementing ordinances are pending final approval for the Cornfield Arroyo Seco Specific Plan update. - The Harbor Community Plans, which include two Metro station areas within the Community Plan Areas, utilize the Community Benefits Local Affordable Housing Incentive Program in targeted commercial areas, which provides greater development potential by providing affordable housing. The Harbor Plans were adopted by City Council in September 2025 and are currently under legal review pending final adoption Community Plan Updates in progress - The Southwest Valley Community Plan Update and Southeast Valley Community Plans Update include zoning changes that would result in greater development potential through an increase in height, floor area ratio, and/or density from what is allowed today. This strategy is applied to portions of major corridors and surrounding transit-served areas in order to provide increased opportunities for housing that include affordable housing units. - The Orange (O) Line Transit Neighborhood Plan will provide increased height, floor area, and density through updated zoning and land uses around three Metro stations. It will also develop regulatory tools and strategies aimed at creating more housing options and job opportunities in proximity to transit to reduce automobile dependency and greenhouse gas emissions. Each station area is planned with contextual intensities, land uses, design standards, and other strategies. - The Westside Community Plans Update includes zoning and land use updates to four Community Plans on the Westside in a geography including five existing Metro Rail stations and three future Metro Rail stations. In 2025, City Planning released updated land use and zoning maps that incorporate the Housing Element Rezoning Program (MIRP) incentives into the zoning for the Community Plans.	Other	2	Downtown Community Plan Land Use map: https://planning.lacity.gov/document/6081980-da90-4b2f-a88c-a1a3b77c33b/General_Plan_Land_Use_Designatio_n_Downtown.pdf Downtown Community Plan Plan Text: https://planning.lacity.gov/document/7ab292160-832f-4eab-88bc-42a8db7009a1/Downtown_Community_Plan_Text_Final.pdf Hollywood Community Plan Land Use map: https://planning.lacity.gov/document/699b6ca1-edab-43b-8852-b7173044410/General%20Plan%20and%20Use%20Map.pdf Hollywood Community Plan Plan Text: https://planning.lacity.gov/document/0068446c-5761-4fff-ac45-8818e450249/Hollywood%20Community%20Plan.pdf
66	CAO	EWDD, HACLA, LAHD, LACP, Mayor	https://cao.lacity.gov/	REDEVELOPMENT TOOLS (TAX INCREMENT FINANCING)	Create new funding sources through tax increment financing and associated bond issuance by 2029.	10/15/2029	6th Cycle	In Progress	The City Administrative Officer (CAO) is working with the Chief Legislative Analyst (CLA) to finalize the proposed Enhanced Infrastructure Financing District (EIFD) Policy. It is anticipated that the EIFD report will be released to the Council and Mayor for consideration in February 2026.	Other	1	EIFD Policy Update Council File: https://cityclerk.lacity.org/actyclerkconnect/index.cfm?app=201&id=177&scid_view=record&id_number=6731107
67	LACP	HACLA, DONE	https://planning.lacity.gov/	EDUCATION ON HOUSING TOPICS INCLUDING: GROWTH, DISCRIMINATORY HOUSING PRACTICES, HOUSING NEED, MIXED USE AND MIXED-INCOME NEIGHBORHOODS	Provide 50 training sessions/workshops.	10/15/2029	6th Cycle	Continuous	City Planning regularly engages with the public to provide training and presentations on housing policy work. In 2025, the Department engaged in 57 total community outreach events.	Meetings	57	Internally Tracked
67	LACP	HACLA, DONE	https://planning.lacity.gov/	EDUCATION ON HOUSING TOPICS INCLUDING: GROWTH, DISCRIMINATORY HOUSING PRACTICES, HOUSING NEED, MIXED USE AND MIXED-INCOME NEIGHBORHOODS	100 participating neighborhood council members and community organization members annually.	10/15/2029	6th Cycle	Continuous	City Planning regularly engages with neighborhood councils and other community organizations. In 2025, the Department hosted multiple events with over 250 people in attendance, including members of neighborhood councils and other community organizations.	Persons	100	Internally Tracked

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Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
68	HACLA		https://www.hacla.org/en	SERVICES IN PUBLIC HOUSING	Provide 50 residential clients served by educational assistance Programs annually.	10/15/2029	6th Cycle	Continuous	In 2025, HACLA, the Southern California College Action Network, and Build Hope Inc. awarded 180 scholarships valued at over \$300,000 to HACLA's public housing and Section 8 residents. Recipients are all participants of the HACLA/SoCal CAN partnership program Project SOAR, where participants are assigned a case manager to support the academic goals of graduating high school seniors entering a two- or four-year post-secondary institution. Project SOAR provides college-readiness programming to residents at eight public housing developments throughout HACLA's footprint. Project SOAR canvassed eight HACLA public communities and connected over 5,000 residents to SOAR's free resources and programs. Each of HACLA's 13 public housing developments provides on-site Early Head Start and Head Start programming to over 225 residents ages 0-3 and 3-5 years old, respectively.	Persons	5405	Project SOAR webpage: https://socialcollegesocetia.org/projectsoar/ Early Head Start Program: https://www.hacla.org/en/about-public-housing/public-housing-residents/residents-services/education-development
68	HACLA		https://www.hacla.org/en	SERVICES IN PUBLIC HOUSING	100 residential clients served by computer training programs annually	10/15/2029	6th Cycle	Continuous	HACLA and Build Hope Inc. (BHI), HACLA's philanthropic arm and an independent 501(c)(3), shared management responsibility for HACLA's eleven (11) computer labs. In 2025, HACLA's computer labs provided services to hundreds of unique visitors. The labs serve residents from age 6 to senior. Each lab provides access to computers, printers, internet, workshops, and courses supported by part-time staff or third-party providers. HACLA and BHI utilized grant funds from the Public Utilities Commission through the California Advanced Services Fund (CASF) to upgrade four (4) labs in Watts (Nickerson Gardens, Jordan Downs, Imperial Courts, and Gonzague Village) with new computers, printers, and other equipment, along with funding to support digital literacy services for public housing residents. The LAPD Youth Foundation sponsored a renovation of the computer lab at San Fernando Gardens, which opened in 2025. In December 2025, an additional CASF grant was also awarded to equip four (4) additional computer labs with new computers, software, and funding for staffing and digital literacy programming.	Other	11	Digital Equity & Education Centers webpage: https://www.hacla.org/en/digital-equity-and-education-centers
68	HACLA		https://www.hacla.org/en	SERVICES IN PUBLIC HOUSING	100 youth served by recreational, educational and cultural programs annually.	10/15/2029	6th Cycle	Continuous	Eight public housing developments host a lead service provider that receives seed funding from the City of Los Angeles Payment in Lieu of Taxes (PILOT) program. The lead service providers at the eight sites cumulatively administer programming to over 700 youth, ages 6-17, per day. In 2025, HACLA and the Dodgers Foundation partnered to open the third Dodgers Diamondfield at Nickerson Gardens. In 2025, the YMCA became the newest lead service provider for HACLA and began delivering food to over 150 families at San Fernando Gardens (SFG) who would not leave their units for fear of ICE activity in the area. Food services were amplified when SNAP benefits were halted in November 2025. HACLA's 13 public housing developments host their own culturally relevant programming, including Valentine's Day, Black History Month, Día de las Madres, Back to School, Día de los Muertos/Halloween, Thanksgiving, and toy giveaway events in mid-to-late December. Each event engages over 500 unique youth per year.	Persons	700	Internally Tracked
68	HACLA		https://www.hacla.org/en	SERVICES IN PUBLIC HOUSING	1,600 residential clients served by career assistance programs annually.	10/15/2029	6th Cycle	Continuous	The Watts Los Angeles WorkSource Center and Workforce Development trained a total of 464 people, placed 295 people into jobs, and connected 2,189 individuals with employment services.	Persons	2948	https://www.hacla.org/sites/default/files/2025-09/Community-Affairs-Bureau-Fact-Sheet.pdf https://www.hacla.org/sites/default/files/2025-09/Workforce-Development-Fact-Sheet.pdf
68	HACLA		https://www.hacla.org/en	SERVICES IN PUBLIC HOUSING	Submit application for Workforce Investment Act Recertification as required.	10/15/2029	6th Cycle	Completed	The application for the Workforce Investment Act Recertification has been submitted.	Other	1	Internally Tracked
69	LADWP	Metropolitan Water District of Southern California (MWDSC)	https://www.ladwp.com/	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.	10/15/2029	6th Cycle	Continuous	In 2025, LADWP continued its ongoing water conservation programs, launched new programs, and updated existing ones to encourage more participation. 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 an online dashboard to single-family residential customers, indicating their water use compared to similar households and suggesting ideas on how customers can save water. 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. LADWP also partners with nonprofit organizations through its Community Partnership Outreach Grant and offers up to two \$50,000 at-large water conservation grants. Grants for 2025 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. 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 the installation of water-efficient devices continues to provide city departments upfront funding with low interest loans. 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 future and appliance upgrades in order to reach LADWP's water use efficiency goal of 100 gallons per person per day by the year 2035.	Other	1	https://www.ladwp.com/sites/default/files/2025-09/Community-Affairs-Bureau-Fact-Sheet.pdf
70	LADWP	SO CAL GAS (not applicable to CRP)	https://www.ladwp.com/	INCENTIVES TO CONSERVE ENERGY	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.	10/15/2029	6th Cycle	Continuous	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. Each year, water and energy efficiency kits are distributed to income-qualified customers residing in disadvantaged communities in Los Angeles through this collaboration between LADWP and SoCalGas. Each kit contains two CA-compliant 9W LED bulbs, two water-efficient showerheads, three faucet aerators, and inserts with information to access other LADWP water and energy efficiency programs and rebates. The kits are provided free to customers and help 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. 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 cold roofs, energy-efficient windows, energy-efficient HVAC systems, variable speed pool pumps, and whole house fans. In 2025, CRP introduced a tiered rebate system to encourage the purchase and installation of heat pump HVAC systems that meet higher efficiency levels. In addition, CRP expanded its program offerings by including heat pump water heaters in its list of eligible products.	Other	1	www.ladwp.com/CRP
71	LADWP		https://www.ladwp.com/	ENCOURAGE ENERGY CONSERVATION THROUGH PRICING	Charge 10,000 residential customers on the Time Of-Use (TOU) rate annually.	10/15/2029	6th Cycle	Continuous	As of 2024, LADWP charges over 11,000 customers the TOU rate, exceeding the Housing Element objective. LADWP adds customers to the TOU rate each year.	Other		Internally Tracked
72	LADWP		https://www.ladwp.com/	RENEWABLE ENERGY PROGRAMS	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.	10/15/2029	6th Cycle	Continuous	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.	Other	1	Shared Solar webpage: https://www.ladwp.com/sites/default/files/2025-09/Shared-Solar-Programs-Shared-Solar-Solar-Rooftops-Webpage.pdf Feed-in Tariff webpage: https://www.ladwp.com/sites/default/files/2025-09/Feed-in-Tariff-Program-Feed-in-Tariff-Plus-Webpage.pdf Net Energy Metering webpage: https://www.ladwp.com/sites/default/files/2025-09/Net-Energy-Metering-Program-Net-Energy-Metering-Plus-Webpage.pdf Green Power for Clean LA webpage: https://www.ladwp.com/sites/default/files/2025-09/Green-Power-for-Clean-LA-Webpage.pdf

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76	LADWP		https://www.ladwp.com/	DIRECT INSTALLATION TO CONSERVE ENERGY AND/OR WATER	Develop green building incentives programs for existing buildings.	10/15/2029	6th Cycle	Continuous	LADWP offers the Commercial Direct Install (CDI) Program, which provides no-cost energy-efficient equipment upgrades for qualified businesses and multifamily properties (5+ units) in the City of Los Angeles with an average electrical demand of 250 kW or less. Through CDI, 100% of project costs are covered by LADWP, helping customers improve efficiency and lower utility bills. More information: www.ladwp.com/cdi .	Other	1	CDI: www.ladwp.com/cdi .
77	LACP	DONE	https://planning.lacity.gov/	COMMUNITY AND NEIGHBORHOOD COUNCIL DEVELOPMENT REVIEW	Duplicate case files provided to CNCs for proposed projects.	10/15/2029	6th Cycle	Continuous	Duplicate case files for entitlements are consistently sent to the respective Certified Neighborhood Councils (CNCs) whenever a new case is filed.	Other	1	Case Reports and Mapping webpage: https://planning.lacity.gov/resources/case-reports .
77	LACP	DONE	https://planning.lacity.gov/	COMMUNITY AND NEIGHBORHOOD COUNCIL DEVELOPMENT REVIEW	Provide notifications to CNCs for filed applications bi-weekly.	10/15/2029	6th Cycle	Continuous	CNCs receive biweekly reports detailing newly filed cases, along with weekly reports summarizing completed cases.	Other	1	Case Reports and Mapping webpage: https://planning.lacity.gov/resources/case-reports .
77	LACP	DONE	https://planning.lacity.gov/	COMMUNITY AND NEIGHBORHOOD COUNCIL DEVELOPMENT REVIEW	Post case filing activity on LACP website bi-weekly.	10/15/2029	6th Cycle	Continuous	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.	Other	1	Case Reports and Mapping webpage: https://planning.lacity.gov/resources/case-reports .
78	LACP	LADBS, BOE, LADOT, Mayor's Office (Chief Design Officer)	https://planning.lacity.gov/	URBAN DESIGN STUDIO	Maintain Urban Design Studio as a division within the LACP.	10/15/2029	6th Cycle	Continuous	The City continues to promote and maintain the Urban Design Studio as a resource to review and provide early consultation and guidance on the design of residential and mixed-use projects centered on three design approaches: Pedestrian First Design, 360 Degree Design, and Climate Adapted Design.	Other	1	https://planning.lacity.gov/development-services/urban-design/program-overview
78	LACP	LADBS, BOE, LADOT, Mayor's Office (Chief Design Officer)	https://planning.lacity.gov/	URBAN DESIGN STUDIO	Maintain the Professional Volunteer Program (PVP) and Urban Design Advisory Committee.	10/15/2029	6th Cycle	Continuous	The City continues to utilize the Professional Volunteer Program (PVP) and Urban Design Advisory Committee as a forum for raising the quality of design and enhancing sustainability standards in private development equally throughout the City.	Other	1	https://planning.lacity.gov/development-services/urban-design/program-overview
78	LACP	LADBS, BOE, LADOT, Mayor's Office (Chief Design Officer)	https://planning.lacity.gov/	URBAN DESIGN STUDIO	Develop a Healthy Building Design toolkit by 2022.	10/15/2029	6th Cycle	Continuous	In 2025, City Council recommended approval of the Landscape and Site Design Ordinance and directed the City Attorney to prepare the ordinance as to form and legality. The Landscape and Site Design Ordinance includes both mandatory and elective design standards in the form of a point-based system to encourage healthy building design through sustainable building materials, modifying the orientation of buildings to optimize passive cooling, and integration of nature-based solutions in building design.	Other	1	See City Council File for Ordinance Draft: https://cityclerk.lacity.org/act/clerkconnect/index.cfm?view=record&number=41399 https://planning.lacity.gov/development-services/urban-design/program-overview
79	LACP	LADBS, LADWP	https://planning.lacity.gov/	HOUSING AND ECOLOGY: URBAN DESIGN STUDIO LANDSCAPE ORDINANCE UPDATE	Integrate Landscape Ordinance and Low Impact Development Ordinance into project review process.	10/15/2029	6th Cycle	Continuous	In 2025, City Council recommended approval of the Landscape and Site Design Ordinance and directed the City Attorney to prepare the ordinance as to form and legality. The Landscape and Site Design Ordinance includes both mandatory and elective design standards in the form of a point-based system to encourage sustainable building materials, building orientation to optimize passive cooling, and the integration of nature-based solutions in building and site design to encourage low-impact development. The Urban Forest Management Plan (UFMP) is in development and is anticipated to be reviewed and adopted in 2026. It will describe best practices and current conditions and establish goals, as well as strategic and implementation plans, for canopy expansion and urban forest health and sustainability. The Landscape and Site Design Ordinance included development standards related to tree preservation, maintenance planning, and tree planting in alignment with draft concepts in the UFMP. It also included the creation of a Health and Urban Forest Equity Priority Areas 21 to incorporate tree canopy equity data and priorities from the draft UFMP into the ordinance. The new zoning code also contains a number of zoning tools that aim to implement conservation and ecological goals formerly contained in the Los Angeles River Overlay (RIO). As new community plans are updated, the new zoning tools will apply to different parts of the city. The Boyle Heights and Downtown community plans both contain river frontage districts that encourage river-adjacent developments to include pedestrian access to the river, better integrating housing and the nearby ecological resource. The Downtown plan became effective in February 2025. The Boyle Heights plan was approved in September 2024 and is pending legal review. A local list of plant species will be adopted with the Harbor Plan Updates.	Other	1	See City Council File for Ordinance Draft: https://cityclerk.lacity.org/act/clerkconnect/index.cfm?view=record&number=41399
79	LACP	LADBS, LADWP	https://planning.lacity.gov/	HOUSING AND ECOLOGY: URBAN DESIGN STUDIO LANDSCAPE ORDINANCE UPDATE	Adopt Wildlife Pilot Study by 2022.	10/15/2029	6th Cycle	In Progress	The proposed Wildlife Ordinance and Zone Change Ordinance for the Wildlife Pilot Study area was prepared by City Planning, recommended for adoption by the Planning and Land Use Management (PLUM) Committee of the City Council, and reviewed by the City Attorney. As of November 2024, the ordinances were awaiting a hearing at the PLUM Committee, which would be followed by final consideration and adoption by the City Council. The City of Los Angeles' adopted budget for Fiscal Year 2025-2026 eliminated funding for City Planning's Wildlife Work Program. At this time, adoption of the Wildlife Ordinance would require City Council action and allocation of staff resources to implement the new regulations.	Other		See City Council File for draft Wildlife Ordinance and Zone Change Ordinance: https://cityclerk.lacity.org/act/clerkconnect/index.cfm?view=record&number=14-0518
80	LACP, LAHD	LADWP	https://planning.lacity.gov/	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.	10/15/2029	6th Cycle	In Progress	The original motion presented by Councilmember Bonin, which instructed the Planning Department to amend the Zoning Code, expired in November 2023. The existing Interim Administrative Procedures (IAP) remain in place. Additionally, as part of the city's Rezoning Program, the Resident Protections Ordinance (effective February 11, 2025) strengthened replacement requirements citywide by requiring a 1:1 replacement of demolished rent-controlled units. For more information on units produced via the city's replacement requirements, see Program 29.	Other		Council File for original Zoning Code amendment: https://cityclerk.lacity.org/act/clerkconnect/index.cfm?view=record&number=15-0129S.1 RPO webpage: https://planning.lacity.gov/project-reviews/housing-crisis-act

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)

Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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



Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
81	LACP, LAHD		https://planning.lacity.gov/	COMMUNITY LEVEL AFFORDABLE HOUSING PROGRAMS	By 2025, establish community-level affordable housing programs through the adoption of Community Plan updates and other neighborhood plans.	10/15/2029	6th Cycle	Continuous	Community Plan updates include zoning updates that help to remove barriers to the production of affordable housing in various ways. A guiding principle of all Community Plans is to facilitate affordable housing production. Community Plan updates listed below all include comprehensive zoning and refreshed policy text updates to help support residential and mixed-use projects that intend to generate housing for all income levels. The City's new zoning system addresses form, scale, and massing while providing streamlined opportunities for infill development. Plans apply the code and change the land use to encourage appropriate growth, especially along mixed-use corridors served by transit in proximity to jobs, neighborhood amenities, and recreational opportunities, all of which help to incorporate place-based land use strategies. The City has made significant progress on its Community Plan program in 2025, as detailed below: Adopted plans - The Downtown Community Plan's implementing ordinances (zone changes, etc.) became operative on January 27, 2025. The Downtown Community Plan Implementation Overlay (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. It also includes an inclusionary housing requirement. - The Hollywood Community Plan's implementing ordinances (zone changes, etc.) became operative on February 11, 2025. Note: This plan uses the old zoning code. The Hollywood CPIO establishes four subareas: Regional Center, Corridors, Multi-Family Residential, and Character Residential, to tailor and replace the existing TOC Guidelines. Under legal review prior to final adoption - The Boyle Heights Community Plan was adopted on September 25, 2024, and its implementing ordinances have been referred to the City Attorney for finalization. It is anticipated that the implementing ordinances will be adopted and become operative in mid-2026. The plan update targets future housing growth near transit and corridors while safeguarding residential neighborhoods. Its local incentive program requires family-sized units, includes incentives for Acutely Low Income units, and also includes inclusionary housing requirements for the river-adjacent area. - The Cornfield Arroyo Seco Specific Plan (CASP) amendment was adopted on October 30, 2024, and its implementing ordinances have been referred to the City Attorney for finalization. It is anticipated that the implementing ordinances will be adopted and become operative in 2026. The update increases overall housing capacity, strengthens affordable housing requirements, and establishes a local community benefits program, including incentives for public land projects. - The Harbor Los Angeles Community Plans Update was adopted on September 9, 2025, and its implementing ordinances have been referred to the City Attorney for finalization. The Harbor Plans include new zoning, land use designations, and policy text with an environmental justice lens, and they utilize the Community Benefits Local Affordable Housing Incentive Program in targeted commercial areas, which provides greater development potential by providing affordable housing. Status of plans in progress - As part of the Southwest Valley Community Plan Update, City Planning staff is preparing the Draft Environmental Impact Report, which is required by CEQA. - In the Valley region, the Orange Line and East San Fernando Valley TNP's would incentivize mixed-use and affordable housing while maintaining access to employment opportunities by increasing allowable building intensities in formerly industrially zoned areas. The Orange Line TNP released updated draft land use designations and zoning (including base and bonus development incentives for affordable housing), initiated the environmental clearance process, and is scheduled for a public hearing in 2026. The East San Fernando Valley TNP continued initial outreach and research in 2025. - As part of the Southeast Valley Community Plans Update, which includes five future light rail transit stations, City Planning released draft land use designations in 2024. Staff is working on updating the draft land use designations based on feedback to date, and they will be accompanied by draft zoning in the next release, which would include base and bonus development proposals. - The Westside Community Plans Update includes zoning and land use updates to four Community Plans on the Westside, in a geography including five existing Metro Rail stations and three future Metro Rail stations. In 2025, City Planning released updated land use and zoning maps that incorporate the Housing Element Rezoning Program MHP Program incentives into the zoning for the Community Plans, further codifying and implementing the affordable housing strategies implemented through the City's Housing Element. Updated Community Plans establish community level affordable housing programs in Community Plan Implementation Overlay (CPIO). Projects processed under CPIO entitlements seek incentives under these community level local programs, rather than State DB or other citywide incentives. In 2025, there were 1,486 housing units proposed for entitlement via CPIO projects, including 1,160 affordable (13 ELL, 9 VL, 932 Low, and 206 Moderate Income Units) housing units. Over the same time period, LA City Planning approved CPIO entitlements for 4,139 housing units, including 3,804 affordable (13 ELL, 18 VL, 3368 Low Income, and 402 Moderate Income Units).	Other	2	Implementation ordinance for the Downtown Community Plan Implementation Overlay (Effective 01/20/2025): https://planning.lacity.gov/docs/implementationoverlaydowntown Implementation ordinance for the Hollywood Community Plan Implementation Overlay (Effective 01/30/2025): https://planning.lacity.gov/docs/implementationoverlayhollywood Article 9: https://planning.lacity.gov/docs/9
81	LACP, LAHD		https://planning.lacity.gov/	COMMUNITY LEVEL AFFORDABLE HOUSING PROGRAMS	Achieve an increased production of affordable housing units in updated Community Plan and neighborhood plan areas, over current production levels.	10/15/2029	6th Cycle	Continuous	Each entitlement application which proposes dwelling units is given a unique identifier which flags it as being covered by a Community Plan Implementation Overlay. In addition, geographic data is maintained for these cases which allows Department staff to produce detailed reporting progress by overlay, or other geography, as needed.	Units	1486	Internally Tracked
81	LACP, LAHD		https://planning.lacity.gov/	COMMUNITY LEVEL AFFORDABLE HOUSING PROGRAMS	Track affordable housing production in areas with community level affordable housing programs and areas with established overlays, to ensure that identified goals are met.	10/15/2029	6th Cycle	Continuous	City Planning is providing annual reporting on this topic via the APR, and expects to analyze outcomes in 2026.	Other	1	See Table D of APR, starting in 2025 report
81	LACP, LAHD		https://planning.lacity.gov/	COMMUNITY LEVEL AFFORDABLE HOUSING PROGRAMS	Through annual monitoring, identify plans that are not producing the amount of anticipated units and propose amendments.	10/15/2029	6th Cycle	In Progress	The CHIP Ordinance became effective in February 2025 (Program 121) and allows relief from community level program standards which were identified as limiting project feasibility, additionally the program offers an alternative review pathway for projects including ministerial review to encourage more unit production.	Other	1	CHIP webpage: https://planning.lacity.gov/our-policies/chiwide-housing-incentive-program
82	LACP	DOD	https://planning.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	The Department of City Planning maintains a Reasonable Accommodations request process. Reasonable accommodation is a means of providing people with a disability or developers of housing for people with disabilities, flexibility in the application of land use and zoning regulations or policies (including the modification or waiver of certain requirements), when necessary to eliminate barriers to housing opportunities.	Other	1	Reasonable Accommodations Form: https://planning.lacity.gov/docs/document/1163319-9226-4584-bcbb-2675c78f6f09/ReasonableAccommodation.pdf
82	LACP	DOD	https://planning.lacity.gov/	ACCOMMODATIONS FOR PERSONS WITH DISABILITIES	Train all project planning and development services City Planning staff on facilitating Reasonable Accommodation requests.	10/15/2029	6th Cycle	Not Yet Started	No activity in CY 2025	Other		N/A
82	LACP	DOD	https://planning.lacity.gov/	ACCOMMODATIONS FOR PERSONS WITH DISABILITIES	Produce and disseminate informational materials regarding Reasonable Accommodation process at development services centers	10/15/2029	6th Cycle	Continuous	The Reasonable Accommodations form instructs members of the public to consult with staff at the Development Services Centers to seek assistance with completing the application.	Other	1	Reasonable Accommodations Form: https://planning.lacity.gov/docs/document/1163319-9226-4584-bcbb-2675c78f6f09/ReasonableAccommodation.pdf
82	LACP	DOD	https://planning.lacity.gov/	ACCOMMODATIONS FOR PERSONS WITH DISABILITIES	Process 5 requests annually based on applications received.	10/15/2029	6th Cycle	Continuous	Two Reasonable Accommodation (RAO) applications were submitted and approved (DIR-2025-1108-RAO & DIR-2025-4135-RAO). Both for driveway modifications. This number has fluctuated over the last several years: - 2024: 7 requests - 2023: 13 requests - 2022: 0 requests - 2021: 0 requests	Other	2	Internally Tracked
82	LACP	DOD	https://planning.lacity.gov/	ACCOMMODATIONS FOR PERSONS WITH DISABILITIES	Amend the Reasonable Accommodation Ordinance Instructions and Findings in 2022.	2/28/2023	6th Cycle	Completed	As previously reported, the Reasonable Accommodations application and findings were amended in 2023. The Planning Department worked with the Department on Disability and the Office of the City Attorney to revise the form. Changes included directing members of the public to work with Planning Development Services Center staff to complete the form, and allowing decision makers to make the necessary findings (rather than applicants). Revisions were intended to encourage applicants to provide project information while being flexible on requiring it for an application to be submitted. The Department continues to regularly update the form for consistency with underlying regulations and administrative procedures.	Other	1	Reasonable Accommodations Form: https://planning.lacity.gov/docs/document/1163319-9226-4584-bcbb-2675c78f6f09/ReasonableAccommodation.pdf
83	OCA		https://cityattorney.lacity.gov/	OFFICE OF THE CITY ATTORNEY DISPUTE RESOLUTION PROGRAM (DRP)	Refer and resolve 20 housing-related disputes annually.	10/15/2029	6th Cycle	Continuous	In 2025, the Dispute Resolution Program (DRP) resolved 222 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. 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.	Units	222	https://cityattorney.lacity.gov/drp
84	LAHD		https://housing.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	In 2025, LAHD received 8,566 general housing inquiries, including 1,199 discrimination complaints; of these, 862 were counseled and referred, and 1 opened case. Approximately 60% of the cases opened served constituents in a disability-protected class (physical: 411 cases; mental: 127 cases).	Other	8566	Internally Tracked
85	LAHD		https://housing.lacity.gov/	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.	1/7/2023	6th Cycle	Completed	As previously reported, the City's Just Cause Evictions Protections Ordinance (JCO) Ordinance No. 187737) went into effect on January 27, 2023, providing eviction protections under City law to all non-RSO residential rental units for the first time. To support ongoing costs associated with administering the ordinance, the Mayor and City Council approved an annual Just Cause Enforcement fee on January 7, 2025.	Other	1	JCO Webpage: https://housing.lacity.gov/sites/just-cause-for-eviction-ordinance-en

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)

Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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



Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
86	LAHD		https://housing.lacity.gov/	TENANT ANTI-HARASSMENT	Beginning in 2021, prevent and deter harassment and constructive eviction of tenants through legal 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.	10/15/2029	6th Cycle	In Progress	<p>The Tenant Anti-Harassment Ordinance (TAHO) prohibits landlords from harassing tenants in order to coerce vacancies. The Ordinance identifies 17 harassment behaviors that are prohibited. When harassment complaints are filed with LAHD, a Housing Investigation & Enforcement Investigator is assigned to conduct an initial assessment of the evidence provided. If adequate evidence is submitted, the case is referred to LAHD's TAHO Task Force which carries out comprehensive investigations and enforcement of harassment violations in the City.</p> <p>In 2025, the TAHO Task Force grew its team with new dedicated positions. The increased staffing has accelerated the Task Force's work flow to investigate and make determinations on enforcement measures to take. LAHD's primary enforcement measure, in 2025, 57 cases were referred to the TAHO Taskforce. Of these, 21 were referred to the City Attorney, which includes 8 that were referred to the Criminal Branch and 13 for Administrative Citation Enforcement. The remaining 36 are either pending further investigation or were not found to be instances of harassment.</p> <p>In February 2025, the City Council adopted the Resident Protections Ordinance (RPO), a component of the City's larger rezoning program, which includes stronger penalties against bad actors when certain thresholds of harassment violations are met. If a landlord is issued three TAHO citations over a ten-year period or one citation in a designated higher displacement risk area as identified in the Displacement Assessment Risk Tool (Program 122), or suffers a final judgement in civil or criminal court for unlawful eviction, the landlord would be prohibited from applying for demolition permits anywhere in the city for five years. This required LAHD to create a citywide Anti-Harassment Violators Database. Throughout the year, the Task Force worked on developing the necessary infrastructure to establish a Database. These steps included: identifying staff needs, technology needs, updating workflow guidance, producing the documentation such as the notice of determination letter, and meeting with the appropriate City departments who will also be involved with the functioning of the database and enforcement actions. The Database is expected to launch in 2026.</p> <p>In April 2025, the City released a Request for Proposals (RFP) to select a legal service provider to file private right of action harassment lawsuits to expand the City's capacity to conduct TAHO enforcement. The City Attorney's Office has been the primary agency for legal referrals by the TAHO Task Force, but the addition of a legal service provider will support the growing case numbers. The TAHO Task Force will be able to make direct referrals to the legal service provider when the evidence of harassment submitted by tenants justifies possible legal action to occur due to the severity and complexity of cases. In fall 2025, LAHD selected the legal service provider and began the process to execute a new contract for the new year.</p> <p>The City's pathways for TAHO enforcement have continued to grow since the adoption of the ordinance in 2021. Pathways for enforcement in 2025 included the following: 1) issuance of TAHO Citations; 2) referral to the City Attorney's office for civil litigation; 3) referral to the City Attorney's office for criminal prosecution; and 4) referral to another federal, state, or local enforcement agency. The integration of the legal service provider to conduct private right of action harassment lawsuits will add a fifth pathway to the City's enforcement measures. Once the contract has been executed, the TAHO Task Force will have a new partner in protecting the City's most vulnerable renters from displacement.</p> <p>From January - December 2025, the LAHD received approximately 7,292 complaints alleging violations of the Tenant Anti-Harassment Ordinance (TAHO). Since the ordinance's effective date through 2025, 48 cases have been referred to the Office of the City Attorney for further review.</p>	Other	7292	TAHO Webpage: https://housing.lacity.gov/taho Violators Database: https://violators.lacity.gov/violators
87	LAHD		https://housing.lacity.gov/	STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS	Identify Ellis Replacement units.	10/15/2029	6th Cycle	Continuous	A total of 14,498 Ellis replacement units have been identified through 2025.	Units	14498	LAHD Ellis Dashboard: https://housing.lacity.gov/ds
87	LAHD		https://housing.lacity.gov/	STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS	Continue to process Ellis filings of yearly average of 584.	10/15/2029	6th Cycle	Continuous	The number of Ellis filings for 2025 were 226 properties.	Other	226	LAHD Ellis Dashboard: https://housing.lacity.gov/ds
87	LAHD		https://housing.lacity.gov/	STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS	Strengthen monitoring and enforcement efforts by aligning Ellis related tenant protections with SB 8 tenant protections beginning in 2021.	10/15/2029	6th Cycle	Continuous	Ellis material continued to be updated to align with the Housing Crisis Act. Relocation rules were updated to align with Housing Crisis Act under the Resident Protection Ordinance effective in February 11, 2025.	Other	1	Relocation Assistance Bulletin B (RPO): https://housing.lacity.gov/taho-content/uploads/2025/03/18/Relocation-Assistance-Bulletin.pdf
87	LAHD		https://housing.lacity.gov/	STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS	Revise tenant and landlord communications by June 2023 to improve the understanding of tenant rights.	10/15/2029	6th Cycle	Continuous	<p>In response to a 2025 Council request, LAHD and LACP collaborated on revisions to the Ellis packet to more strongly align Ellis noticing requirements with the occupant protections in the Resident Protections Ordinance. The Ellis packet now requires property owners to disclose the date of their intended Ellis and the date construction is slated to begin.</p> <p>Other revisions to notifications are listed below: - LAHD has added a detailed letter to owners outlining their obligations to tenants regarding the right to relocation, right to return, right of first refusal and right to tenancy extensions. This letter is sent to all owners who file an Ellis withdrawal. (see Landlord Info letter in supporting docs section) - LAHD has added a new table listing important deadlines and forms for tenants to complete and be aware of. This table is mailed to every tenant displaced under the Ellis Act. (see Tenant Info Chart in supporting docs section) - Added an FAQ and more info for owners and tenants regarding the relocation process to our websites. (see websites in supporting docs section)</p>	Other	1	Ellis / RPO Council File: https://cityclerk.lacity.org/act/clerkconnect/index.cfm?app=cccl_vvwwwcom&btn=upload&id=2174 LAHD Webpages: https://housing.lacity.gov/taho-content/uploads/2025/03/18/Relocation-Assistance-Bulletin.pdf https://housing.lacity.gov/taho-content/uploads/2025/03/18/Relocation-Assistance-Bulletin.pdf https://housing.lacity.gov/taho-content/uploads/2025/03/18/Relocation-Assistance-Bulletin.pdf Landlord Info Letter: https://drive.google.com/file/d/1QDmE2LwQ5wM1UvZ_J4EKFWx2MxGy/view?usp=sharing Tenant Info Chart: https://drive.google.com/file/d/1FmK52m_R0DQuYj4PHKMQGT-nE6BqX1LVew?usp=sharing
87	LAHD		https://housing.lacity.gov/	STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS	Increase relocation amounts to adjust for CPI annually.	10/15/2029	6th Cycle	Continuous	The Relocation amounts increase every year per change in CPI formula per the Los Angeles Municipal Code.	Other	1	Relocation Assistance Bulletin A - No Fault Evictions under RSO & JCO: https://housing.lacity.gov/taho-content/uploads/2020/06/Relocation-Assistance-English-5_26_24.pdf Relocation Assistance Bulletin B (RPO): https://housing.lacity.gov/taho-content/uploads/2025/03/18/Relocation-Assistance-Bulletin.pdf
87	LAHD		https://housing.lacity.gov/	STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS	Conduct a fee study in 2022 to determine changes to relocation amounts.	10/15/2029	6th Cycle	Continuous	LAHD reviewed and updated relocation amounts to help owners comply with the Housing Crisis Act. 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 Resident Protections Ordinance (RPO) became effective in February 2025 and 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. See Resident Protections Ordinance and Relocation Bulletin	Other	1	Relocation Assistance Bulletin A - No Fault Evictions under RSO & JCO: https://housing.lacity.gov/taho-content/uploads/2020/06/Relocation-Assistance-English-5_26_24.pdf Relocation Assistance Bulletin B (RPO): https://housing.lacity.gov/taho-content/uploads/2025/03/18/Relocation-Assistance-Bulletin.pdf

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88	LAHD		https://housing.lacity.gov/	EVICTON DEFENSE PROGRAM	Conduct outreach to 200,000 tenants through "Know Your Rights" workshops and legal referrals each year. 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.	10/15/2029	6th Cycle	Continuous	In CY 2025, the City's Eviction Defense Program (EDP) provided eviction defense and prevention services to a significant number of Angelenos. During that time, the EDP provided legal assistance to approximately 8,714 households, including: - Full-scope legal representation for 1,912 tenants and limited-scope representation for 6,802 tenants - Emergency UD Rental Assistance to 756 applicants totaling \$5,515,189 - Outreach and education reaching 99,417 total tenants - Tenant navigation services to 33,670 residents - 165 educational workshops. Additionally, since the City Council passed a suite of permanent tenant protections upon the termination of the local Emergency Declaration, the LAHD has built out several public dashboards with data collected by the Department. One of these dashboards collects all eviction "warning" notices, which is a new requirement the City imposed on landlords who intend to file a formal eviction against their tenant. Having this advanced notice that an eviction may be imminent provides the City with an opportunity to intervene. In cases where the landlord cites the reason as nonpayment of rent and the outstanding debt is under the Fair Market Rent for the unit size, LAHD informs the landlord that as of 2023 there is a threshold for nonpayment of rent that must be exceeded before such an eviction can be legal. The City is also able to monitor trends at the neighborhood and even building level and potentially compare against other data, such as TARD complaints. In 2025, LAHD received 46,010 eviction warnings, down from the 71,552 eviction warnings in 2024.	Households	8714	Eviction Defense Program webpage: https://housing.lacity.gov/eservices/eviction-defense-program ULA Eviction Defense & Prevention Dashboard: https://housing.lacity.gov/ula/ula-eviction-defense-prevention-program
89	LAHD		https://housing.lacity.gov/	RSD 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.	10/15/2029	6th Cycle	Continuous	LAHD's Rent Division hosted 40 annual public presentations to both tenants and landlords. The majority of these were conducted virtually on a weekly basis, covering various essential topics. Key presentation subjects included the City's New Fee for Rental Units governed by the Just Cause for Eviction Ordinance (JCO) and the correct procedure for Filing a Notice to Terminate Tenancy with the Los Angeles Housing Department (LAHD). In a collaborative effort, the Rent Division partnered with the Code and Compliance division to host targeted webinars. These included sessions like "How to Prepare for a Housing Inspection" and a JCO overview specifically for exempt units. Furthermore, the Rent Division provided additional presentations to staff within the Mayor and Council Districts.	Other	40	https://housing.lacity.gov/all-events-list
90	LAHD	LACP	https://housing.lacity.gov/	TENANT/COMMUNITY OPPORTUNITY TO PURCHASE	Report to City Council on the potential for a citywide COPA/TOPA ordinance by 2025.	10/15/2029	6th Cycle	In Progress	As previously reported, the City began taking preliminary steps to implementing a citywide COPA/TOPA program. 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. These 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. In August 2025, LAHD selected Liberty Hill as its capacity-building consultant. LAHD is working with the consultant to align the scope of work and timeline with other funding efforts. For example, LAHD seeks for the contract to be coordinated with the ultimate recipients of its Homes For LA NOFA's Social Housing programs. Four programs within that NOFA, funded by the Alternative Models for Permanent Affordable Housing funds and Acquisition and Rehabilitation of Affordable Housing funds, require tenant governance, and the capacity-building contract will support tenant governance requirements through training and other resources. Once the NOFA winners are selected (by February 2026), LAHD and the consultant will launch the capacity-building resource.	Other		TOPA / COPA Council File: https://cityclerk.lacity.org/files/cityclerk/commit/index.cfm?fuseaction=viewer.view&fileNumber=2424260
91	LADaA	CDBG	https://aging.lacity.gov/	HOUSING LEGAL SERVICES FOR SENIORS	Assist 200 seniors with legal advice each year.	10/15/2029	6th Cycle	Continuous	In 2025, a total of 416 unduplicated seniors received assistance with legal services. Since 2021, a cumulative total of 963 unduplicated seniors have been assisted to date. This ongoing effort demonstrates the commitment to providing essential legal support to our senior community members.	Persons	416	Internally Tracked
92	CAO, LAHD, LACP, HACLA, OCA	LAHSA, Mayor's Office, All	https://cao.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	The HSC convened nine times in 2025, focusing discussions on data and performance management related to interim housing, permanent housing, time-limited subsidies, and outreach. Specific topics included increasing throughput from interim housing to permanent housing, decreasing exits from interim housing within the first 90 days, and increasing occupancy in permanent supportive housing turnover units. The committee also continued to focus on improving coordination among the various partner agencies (including LAHSA and HACLA).	Meetings	9	Comprehensive Homeless Strategy Committee webpage:
92	CAO, LAHD, LACP, HACLA, OCA	LAHSA, Mayor's Office, All	https://cao.lacity.gov/	COMPREHENSIVE HOMELESS STRATEGY	Make adjustments or additions based on emerging challenges and opportunities. (Part 1)	10/15/2029	6th Cycle	Continuous	City Administrative Officer (CAO): The Roadmap MOU between the City and County concluded on June 30, 2025, with 6,846 beds open and occupiable, including 2,294 rapid rehousing/shared housing point-in-time placements overseen by LAHSA. Additionally, as of December 31, 2025, 6,530 new interim and permanent supportive housing beds were open and occupiable under the Alliance Settlement Agreement and 4,584 interventions were in progress, for a total of 13,114 units or beds that satisfy the intent of the Settlement. Continued calendar year 2025 homelessness services included Tiny Home Villages, Safe Parking, Safe Sleep, and A Bridge Home sites operational in Los Angeles. Per the 2025 Greater Los Angeles Homeless Count, the City achieved a 7.9% reduction in unsheltered homelessness, and the number of people in shelter rose by 4.7%, continuing a trend of declining unsheltered homelessness from 2024. Note: See additional updates in next row	Other	13114	Homeless Roadmap Quarterly Report (including individuals served): https://filebasestorage.googleapis.com/y0b3tacontr/01ac/2b75e.appspot.com/v/All/annualrptd954604e0a6%2FSupporting%20Document%2F%2F%2Fnewway%20Agreement%20-%20%20Roadmap%2F%2F%20City%20Quarterly%20Reports%20-%20%20ISDC%2F%2F%20Year%202024-25%20Quarter%204%20Open%2009%2000%20County%20MOU.pdf?auth=media%20token%3D%3F-d014468a-8d1c-b4388e4d0580 Homeless Roadmap Quarterly Report: https://filebasestorage.googleapis.com/y0b3tacontr/01ac/2b75e.appspot.com/v/All/annualrptd954604e0a6%2FSupporting%20Document%2F%2F%2FAlliance%20Settlement%20

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)

Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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



Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
95	LAHSA		https://www.lahsa.org/	PROBLEM SOLVING INTERVENTIONS	Reduce the number of people experiencing homelessness through ongoing training to frontline staff providing assistance.	10/15/2029	6th Cycle	Continuous	In 2025, the Problem-Solving Unit maintained 96 funded FTEs in agencies across the City and County of LA to implement the Problem-Solving Intervention across all three population systems for households experiencing literal homelessness, at imminent risk of homelessness, or fleeing domestic or intimate partner violence. The Unit reinforced core Problem-Solving practices through monthly trainings focused on effective Problem-Solving strategies, including reality testing, progressive engagement, mediation, negotiation, and appropriate use of Assistance Funds, with dedicated time for interactive practice. A total of 842 homeless service providers and key partner staff (Legal, Health, Justice, Faith-Based Organizations, and smaller non-profits) participated in trainings, supporting the diversion or exit of over 4,000 households from the homeless services system. The intervention remained highly cost-effective; more than half of positive housing outcomes required no financial assistance. A total of 4,499 households were diverted or exited from the homeless services system through Problem-Solving strategies. The Unit also advanced prevention efforts through continued collaboration with DPSS on the Predictive Analytics Project for CalWORKs families at risk of homelessness and sustained partnerships with the City's Family Source Centers through six co-located Problem-Solving positions. LAHSA also operates a Homeless Prevention team, supporting Homeless Prevention programs across the County. See Program 99 for more details.	Persons	842	https://www.lahsa.org/documents/7d48997-2025-03-21-programs-contracts-agenda-and-supporting-documents.pdf
96	LAHSA	CAO, HACLA	https://www.lahsa.org/	EMERGENCY SHELTER AND TRANSITIONAL HOUSING FACILITIES	Fund 6,205 existing emergency shelter beds (including winter shelter) annually.	10/15/2029	6th Cycle	Continuous	Each year the City allocates base funding for the Winter Shelter Program. The Winter Shelter Program operates from November 1 - March 31. The number of seasonal winter shelter beds (those open continuously) varies based on funding and the cost of shelter beds. Funding that is not allocated for Seasonal Winter Shelter beds is utilized for hotel/motel vouchers or pop-up shelters in the event of severe weather or other public emergency. For the winter season beginning November 2025, LAHSA was able to contract for 186 Winter Shelter beds, with the remainder of funding being allocated to motel vouchers for inclement weather event activations. Outside of the winter season, the City funds the Inclement Weather Program to respond to severe weather or other emergencies. The Inclement Weather Program utilizes hotel/motel vouchers and pop-up shelters to expand the capacity of the homeless response system to respond to severe weather or other emergencies. In 2025, in total, the City of Los Angeles in partnership with LAHSA funded 5,740 emergency shelter beds.	Other	5740	https://www.lahsa.org/data-refresh/home/datasashboar7d4d56
96	LAHSA	CAO, HACLA	https://www.lahsa.org/	EMERGENCY SHELTER AND TRANSITIONAL HOUSING FACILITIES	Fund 980 existing transitional housing beds annually.	10/15/2029	6th Cycle	Continuous	In 2025, the City of Los Angeles in partnership with LAHSA funded 6,186 total Interim Housing beds, and 60 transitional housing beds.	Other	60	https://www.lahsa.org/data-refresh/home/datasashboar7d4d56
96	LAHSA	CAO, HACLA	https://www.lahsa.org/	EMERGENCY SHELTER AND TRANSITIONAL HOUSING FACILITIES	Create 1000 permanent supportive and transitional housing units from nonresidential uses such as hotels and motels.	10/15/2029	6th Cycle	Continuous	Interim Housing provides a safe, low-barrier, Housing First, and supportive temporary housing solution to people experiencing homelessness, while they are assessed and connected to a broad range of housing resources and in an effort to resolve their homeless situation as quickly as possible. Interim housing is a broad category that includes emergency shelter, winter shelter shelters, and transitional housing beds, units, and/or hotel/motel vouchers. While in interim housing, individuals receive a safe place to sleep 24/7, 3 meals a day, and supportive services to transition to permanent housing. In 2025, the City of Los Angeles, in partnership with LAHSA provided 1,581 ISP beds (hotel/motel resource) and 332 PSH units (formerly hotel/motel resource).	Other	1913	https://www.lahsa.org/data-refresh/home/datasashboar7d4d56
97	LAHSA		https://www.lahsa.org/	OVERNIGHT SHELTER (WINTER SHELTER AND YEAR-ROUND SHELTER)	Provide 5,036 temporary shelter beds year round.	10/15/2029	6th Cycle	Continuous	In 2025, the City of Los Angeles, in partnership with LAHSA provided 6,186 total Interim Housing beds, and 200 Temporary Shelter beds.	Other	6386	https://www.lahsa.org/data-refresh/home/datasashboar7d4d56
97	LAHSA		https://www.lahsa.org/	OVERNIGHT SHELTER (WINTER SHELTER AND YEAR-ROUND SHELTER)	Provide 1,169 temporary winter shelter beds annually.	10/15/2029	6th Cycle	Continuous	Each year the City allocates base funding for the Winter Shelter Program. The Winter Shelter Program operates from November 1 - March 31. The number of seasonal winter shelter beds (those open continuously) varies based on funding and the cost of shelter beds. Funding that is not allocated for Seasonal Winter Shelter beds is utilized for hotel/motel vouchers or pop-up shelters in the event of severe weather or other public emergency. For the winter season beginning November 2025, LAHSA was able to contract for 186 Winter Shelter beds, with the remainder of funding being allocated to motel vouchers for inclement weather event activations. Outside of the winter season, the City funds the Inclement Weather Program to respond to severe weather or other emergencies. The Inclement Weather Program utilizes hotel/motel vouchers and pop-up shelters to expand the capacity of the homeless response system to respond to severe weather or other emergencies.	Other	186	https://www.lahsa.org/data-refresh/home/datasashboar7d4d56
98	LAHSA	LAHD	https://www.lahsa.org/	FAMILY SOLUTIONS SYSTEM	Initiate seven regional Family Solution Systems throughout the Los Angeles Continuum of Care (CoC).	7/1/2024	6th Cycle	Completed	Initially, six Family Solution Centers were implemented on February 1, 2013. The Homeless Family Solution System (HFSS), the regionally coordinated system of care for families experiencing or at risk of homelessness, evolved and was integrated into the Coordinated Entry System (CES) for Families. Within this broader CES system, eight Family Solution Centers (FSCs)—one in each of the eight Service Planning Areas (SPAs) of the Los Angeles Continuum of Care (CoC)—became operational on July 1, 2024, and continue to serve as the primary access points for the CES for Families. FSCs function as the "front door" of the CES for Families. Each FSC carries out the core site-based screening, access, and referral functions for the CES for Families. These programs encompass a broad range of approaches to resolving housing crises, starting with diversionary approaches through problem-solving conversations. Beyond that, FSCs refer participants to interim and permanent housing, assist participants with achieving document readiness for housing, and refer them to mainstream benefits and supportive services that further participants' housing plans and wellbeing. FSCs provide supportive services in a Housing First, Low Barrier, and Harm Reduction approach to people experiencing homelessness. These programs operate in close collaboration with LAHSA and other CES agencies within and beyond the SPA served and for the populations served (adults, families, and/or youth). FSCs are often the first point of engagement with homeless services for a family experiencing homelessness. The goal of the FSC is to efficiently direct participants connecting with the homeless services system to the appropriate intervention. This includes the utilization of both problem-solving approaches and dedicated case management within the FSC. It also includes providing connections to vital services, including housing services in the way of prevention, interim, and permanent housing programs, and supportive service referrals for health, mental health, substance use, and mainstream benefit services, all with the ultimate goal of moving families into or toward safe and stable housing. LAHSA regularly serves at least 1,200 households (ranging from 1 to 9+ people per household) annually in problem-solving, prevention, crisis housing, housing navigation, and time-limited subsidy (rapid rehousing) programs. In recent years, Family Solution Centers were funded by State Homeless and Housing Assistance Program (HHAP) funds administered by LAHSA; however, due to delayed and reduced HHAP, an alternative funding source needs to be identified to sustain the FSCs across the CoC going forward.	Other	8	https://file.lacounty.gov/DSinter/dmh/216129_Ho_melss/familySolutionsSystem.pdf
98	LAHSA	LAHD	https://www.lahsa.org/	FAMILY SOLUTIONS SYSTEM	Serve approximately 1,200 homeless and at-risk persons per year.	10/15/2029	6th Cycle	Continuous	897 Families were served in FSC Programs in 2025	Households	897	https://file.lacounty.gov/DSinter/dmh/216129_Ho_melss/familySolutionsSystem.pdf
99	Mayor's Office, LAHSA	CAO, HACLA, LAHD	https://mayor.lacity.gov/	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.	10/15/2029	6th Cycle	Continuous	The Homeless Prevention team at LAHSA consists of two coordinators that together support Homeless Prevention programs across the county for all populations. At the close of CY 2025, Homeless Prevention Programs served a total of 676 families with minor children and 924 adults. Many providers saw a high number of referrals along with rising rental arrears, while rental costs continued to increase. At the same time, funding cuts and staff shortages reduced providers' capacity, meaning they were able to serve fewer participants than before. LAHSA is working closely with prevention partners to explore strategies and identify additional resources to help continue preventing homelessness for families and individuals in our community. LAHSA remains committed to serving our unsheltered neighbors through case management and rental assistance under the Time-Limited Subsidy (TLS) program, formerly known as Rapid/Recovery Rehousing. The primary goal of the TLS program is to ensure participants achieve housing stability and are able to maintain permanent housing upon transitioning out of the program. To support this goal, TLS provides tailored case management services that focus on increasing participants' income through employment assistance and connections to community benefits. Throughout the enrollment period, participants undergo routine assessments to determine their need for a higher level of care, including potential Permanent Supportive Housing (PSH) opportunities. The first PSH eligibility assessment occurs 90 days after a participant is housed. If deemed eligible, participants are matched with a PSH opportunity, ideally allowing them to remain in their current unit and avoid disruption to their established routines. Program Expansion & System Improvements In Fiscal Year 2024-2025, the TLS program continues to serve single adults, families, youth, and survivors of domestic/intimate partner violence (DVI/PI), including individuals transitioning from incarceration/resolution efforts. With over 7,000 program slots, TLS plays a critical role in providing stable housing solutions across Los Angeles County. To enhance accessibility, LAHSA conducted a comprehensive program analysis to identify system improvements. Currently, in the adult system, referrals to TLS come from Housing Navigation (HN) programs assigned to Interim Housing (IH) sites. However, beginning in Fiscal Year 2025-2026, LAHSA will implement a new referral pathway, allowing any participant with an approved landlord application to be referred to TLS. This adjustment enables referrals from any location within LA County that has access to the Homeless Management Information System (HMIS). By broadening the referral network, this change will expand access to rental assistance and supportive services for individuals who have secured a unit but require additional support to maintain their housing stability. Unit Acquisition Efforts Recognizing the challenges of securing appropriate housing, our Unit Acquisition (UA) team remains instrumental in expanding housing opportunities for TLS participants. The UA team continues to actively acquire viable rental units while serving as a key resource for housing navigators who work directly with participants in need of housing solutions. While housing navigators will continue to lead housing search efforts, the UA team plays a vital role in securing available units, ensuring more individuals and families can transition into stable housing efficiently.	Other	7000	Internally Tracked
100	HACLA	LAHSA	https://www.hacla.org/en	VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)	Maintain 3,000 housing vouchers for formerly homeless Veterans.	10/15/2029	6th Cycle	Continuous	As of December 31, 2025, Section 8 is administering 5,115 HUD-VASH vouchers	Other	5115	Internally Tracked

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)

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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.



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101	LAHSA		https://www.lahsa.org/	JOB TRAINING AND PLACEMENT FOR HOMELESS INDIVIDUALS	Provide educational/vocational training and employment placement/retention services to 1000 homeless persons annually.	10/15/2029	6th Cycle	Completed	LAHSA administered and oversaw the LA County-funded Employment Services Program from January to June in the 2025 calendar year. The program was ramped down due to local funding challenges. While in operation, the program served roughly 800 households experiencing homelessness who were enrolled in programs through the Coordinated Entry System during the 2024-25 fiscal year. The majority of households served were from Time Limited Subsidy (TLS) programs, where there was an emphasis on gaining or increasing household income to support housing retention. Since the program's end, LAHSA has pivoted to strengthening employment linkage for people experiencing homelessness with Work Source Centers and employers. Efforts have also included linkage to programs like Metro's Room to Work and ongoing coordination with Careers for a Cause, in addition to learning communities for resource sharing.	Households	812	Internally Tracked
102	HACLA	LACDA	https://www.hacla.org/en	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.	10/15/2029	6th Cycle	Continuous	As of December 31, 2025, 216 participant families were enrolled to receive mobility-related services.	Households	216	Internally Tracked
102	HACLA	LACDA	https://www.hacla.org/en	MOBILITY DEMONSTRATION VOUCHER	Together with the Los Angeles County Development Authority (LACDA), provide 1,960 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.	10/15/2029	6th Cycle	Continuous	LACDA is no longer a partner agency for the Mobility Demonstration Voucher program.	Other	N/A	
103	LACP	LADBS	https://planning.lacity.gov/	MISSING MIDDLE	Assess and facilitate efforts to find alternative housing solutions for senior citizens.	10/15/2029	6th Cycle	Continuous	In late 2025, City Planning held a public meeting to kick off the Missing Middle program, which will include a number of ordinances set to be released in 2026. This program will include various code amendments to support homeownership and rental opportunities that facilitate the development of missing middle housing typologies. These amendments will include implementation of AB 1033 (CP 25-0753), to allow the sale and conveyance of Accessory Dwelling Units (ADUs), 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 City's new zoning code also establishes residential infill zoning districts that allow smaller lot sizes, narrower lot widths, increased height, reduced setbacks, and row house configurations to support smaller-scale infill development in low- and medium-density areas, with initial rollout through the Harbor Community Plan (approved by City Council in September 2025, currently under legal review) and future application through the Southwest and Southeast Valley and Westside Community Plans.	Other	1	CHP Webpage: https://planning.lacity.gov/plans-policies/citywide-housing-incentive-program Missing Middle Webpage: https://planning.lacity.gov/plans-policies/initiatives-policies/missing-middle-ia Wilmington-Harbor City Community Plan Update: https://cityclerk.lacity.org/itf/track_viewrecord?number=25-0774 Harbor Gateway Community Plan Update: https://cityclerk.lacity.org/itf/track_viewrecord?number=25-0775 https://cityclerk.lacity.org/itf/track_viewrecord?number=25-0753
104	HACLA		https://www.hacla.org/en	RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS	Maintain 4,615 Housing Choice Vouchers to homeless individuals or households annually.	10/15/2029	6th Cycle	Continuous	As of December 31, 2025, Section 8 is administering 5,115 HUD-VASH vouchers	Other	5115	Internally Tracked
105	CAO, HACLA		https://cao.lacity.gov/	RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS WITH DISABILITIES	Maintain housing for 2,400 homeless households with disabilities annually.	10/15/2029	6th Cycle	Continuous	As of December 31, 2025, HACLA administered 4,177 certificates (Continuum of Care)	Other	4177	Internally Tracked
106	LAHSA	LAHD, HACLA, Mayor's Office	https://www.lahsa.org/	RESOURCES FOR HOUSING SERVING THE MENTALLY ILL	Pursue funding toward permanent housing units for homeless mentally ill annually.	10/15/2029	6th Cycle	Continuous	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. LAHSA remains committed to serving our unhoused neighbors through case management and rental assistance under the Time-Limited Subsidy (TLS) program, formerly known as Rapid Rehousing. The primary goal of the TLS program is to ensure participants achieve housing stability and are able to maintain permanent housing upon transitioning out of the program. To support this goal, TLS provides tailored case management services that focus on increasing participants' income through employment assistance and connections to community benefits.	Units	344	CoC CA2822 grant agreement
107	LAHSA		https://www.lahsa.org/	PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS	Maintain 1,477 permanent supportive housing units for homeless households annually.	10/15/2029	6th Cycle	Continuous	As of the end of CY 2025, there were 1,477 LAHSA-funded PSH units active and occupied.	Units	1477	Internally Tracked
108	Mayor's Office, LAHSA		https://mayor.lacity.gov/	HOMELESS HOUSING AND SERVICES COORDINATION (NO WRONG DOOR)	Implement "No Wrong Door" policy citywide annually.	10/15/2029	6th Cycle	Continuous	The Mayor's Office's "No Wrong Door" policy is a commitment to helping the City's most vulnerable. The Personnel Department maintains flyers and resource cards to help people experiencing homelessness. The card is distributed to community partners and trusted government agencies. The "No Wrong Door" policy is also implemented at Personnel department buildings and facilities. Information is available on the Personnel website: https://personnel.lacity.gov/norwrongdoor.html	Other	1	https://personnel.lacity.gov/norwrongdoor.html
108	Mayor's Office, LAHSA		https://mayor.lacity.gov/	HOMELESS HOUSING AND SERVICES COORDINATION (NO WRONG DOOR)	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.	10/15/2029	6th Cycle	Continuous	Throughout the enrollment period, participants undergo routine assessments to determine their need for a higher level of care, including potential Permanent Supportive Housing (PSH) opportunities. The first PSH eligibility assessment occurs 90 days after a participant is housed. If deemed eligible, participants are matched with a PSH opportunity, ideally allowing them to remain in their current unit and avoid disruption to their established routines. All Outreach in HMIS: 33,096 persons referred 42,558 referrals made Just LAHSA Outreach Programs: 16,030 persons referred 35,208 referrals made	Other	42558	https://www.lahsa.org/doc/uments?d=7658-ces-psh-prioritization-and-matching-guidance-approved-10-25-23_
108	Mayor's Office, LAHSA		https://mayor.lacity.gov/	HOMELESS HOUSING AND SERVICES COORDINATION (NO WRONG DOOR)	Provide 5,000 annual referrals to interim housing from outreach teams, City-funded FamilySource Centers, City-funded access centers, and other sources.	10/15/2029	6th Cycle	Continuous	In calendar year 2025, LAHSA developed and instituted a Bed Inventory system to be able to accurately track in real time the utilization of shelter beds. In rolling out the system, LAHSA implemented a centralized matching process for shelter beds to ensure that beds were filled as quickly as possible by people in the areas near the shelter who have expressed interest in accessing a bed at that particular facility. This ensures that programs have participants queued up for intakes as soon as beds become vacant. This system has increased visibility and resulted in documented improvements in utilization of 95% or greater across those beds to which LAHSA matches. All Outreach in HMIS: 21,760 persons referred 29,464 referrals made Just LAHSA Outreach Programs: 11,028 persons referred 13,412 referrals made	Other	29464	https://www.lahsa.org/doc/uments?d=7658-ces-psh-prioritization-and-matching-guidance-approved-10-25-23_

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Housing Element Implementation

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



Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
109	LAHSA	CAO	https://www.lahsa.org/	COORDINATED ENTRY SYSTEM (CES)	Decrease the average need and acuity level of persons or households who have obtained permanent housing (acuity score).	10/15/2029	6th Cycle	Continuous	<p>The acuity level of households is measured by five different assessments. The assessment used for each household depends on their population (Adults, Families, Youth) and the program assessing them. For example, households already occupying a unit through a time-limited subsidy are assessed with the Housing Acuity Index (HAI), regardless of their population. However, households that are still unsheltered but in a shelter or working with an outreach team are assessed with a population-specific tool: the VI-SPDAT or LA HAT for adults, VI-FSDPAT for families, or the Next Step Tool for Youth.</p> <p>This year, we also introduced an additional assessment tool for adults, the LA Housing Assessment Tool (LA HAT). This tool resulted from work prompted by the Ad Hoc Committee of Black People Experiencing Homelessness and research conducted by the CES Triage Tool Research and Refinement group led by USC. It is important to note that the scoring ranges for each tool are different, as are the thresholds needed to be considered for Permanent Supportive Housing (PSH).</p> <p>The threshold score needed to be considered for PSH can be found in the CES PSH Prioritization and Matching Guidance here: https://www.lahsa.org/documents/7d-7658-ces-psh-prioritization-and-matching-guidance-approved-10-25-23. Households may be assessed using multiple tools at different times in their journey, therefore, the scores below can include multiple assessments per household.</p> <p>Of those who moved into housing in 2025, the average acuity by assessment type was:</p> <ul style="list-style-type: none"> - LA Housing Assessment Tool for Adults: 14 - VI-SPDAT for Adults: 11 - VI-FSDPAT for Families: 11 - Next Step Tool for Youth: 10 <p>Subareas:</p> <ul style="list-style-type: none"> - Housing Area: 11 - Resources Area: 28 - Fostering & Child Services Area: 11.5 	Other	1	https://www.lahsa.org/documents/7d-7658-ces-psh-prioritization-and-matching-guidance-approved-10-25-23
109	LAHSA	CAO	https://www.lahsa.org/	COORDINATED ENTRY SYSTEM (CES)	Decrease 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.	10/15/2029	6th Cycle	Continuous	<p>In 2025, 5,981 households were matched, or invited to apply, to permanent supportive housing (PSH) supported by the Housing Authority of the City of Los Angeles (HACLA). In the same time period, 2,848 households moved into PSH with HACLA.</p> <p>Of those matched, 5,367 households were invited to apply to Site-Based PSH, with 2,507 households moving into those resources. Those who moved in took, on average, 151 days to move into the resource from the time they were matched. It is important to note that for new buildings, matching begins roughly 60 days before a unit can be occupied. This is an increase from 2024, when matching started 30 days before a building could be occupied. This timeline was increased to support property management and housing authorities in their application review timeline.</p> <p>Of those matched, 614 households were invited to apply to Tenant-Based PSH, with 441 households moving into those resources in 2025. Those who moved in took, on average, 370 days to move into the resource from the time they were matched. This is a much longer period of time than for Site-Based PSH because Tenant-Based PSH provides the household with a voucher and then the household, along with their case manager, must identify an appropriate unit where the voucher can be used. This housing search process can be lengthy given the low vacancy rates of affordable housing in Los Angeles.</p>	Households	5981	https://www.lahsa.org/documents/7d-7658-ces-psh-prioritization-and-matching-guidance-approved-10-25-23
110	LAHSA	Mayor's Office, CAO, CLA	https://www.lahsa.org/	ACCESS NEW RESOURCES AND SERVICES FOR THE HOMELESS	Regular reports on financial management.	10/15/2029	6th Cycle	Continuous	<p>In FY24-25, the LAHSA Grants Management & Compliance Department (GMC) continued to demonstrate a commitment to improving program outcomes by strengthening provider oversight and building departmental capacity. This is driven by an active contract management approach with a focus on continuous review of service provider performance to identify challenges and implement real-time solutions. Regular provider engagement meetings further support this effort by facilitating discussions on program successes and barriers, and by collaboratively developing strategies to improve participant outcomes.</p> <p>The department also maintains robust monitoring practices to ensure compliance with program and funder requirements, utilizing multiple oversight methods, including regular onsite visits. In addition, in FY24-25, GMC, in conjunction with the Data team, worked to enhance LAHSA KPI and fiscal dashboards, making them more robust and improving analytical capabilities, thereby increasing the quality, accuracy, and usefulness of information available to both LAHSA and service providers. These dashboards and datasets were also shared in real time with stakeholders and the public.</p> <p>Furthermore, LAHSA prioritizes continuous training and professional development for both staff and providers. Throughout FY 24-25, GMC implemented a series of targeted training sessions focused on strengthening the capacity of the team to use the fiscal and KPI dashboards to effectively manage their portfolio. LAHSA also conducted monthly provider training sessions covering a range of topics related to compliance and program administration. Collectively, these efforts promote accountability, support continuous improvement, and lead to better outcomes for our unsheltered population.</p>	Other	1	Internally Tracked
110	LAHSA	Mayor's Office, CAO, CLA	https://www.lahsa.org/	ACCESS NEW RESOURCES AND SERVICES FOR THE HOMELESS	Regular reports on contract management and program implementation	10/15/2029	6th Cycle	Continuous	<p>To enhance accessibility, LAHSA conducted a comprehensive program analysis to identify system improvements. Currently, in the adult system, referrals to TLS come from Housing Navigation (HN) programs assigned to Interm Housing (IH) sites. However, beginning in Fiscal Year 25-26, LAHSA will implement a new referral pathway, allowing any participant with an approved landlord application to be referred to TLS. This adjustment enables referrals from any location within LA County that has access to the Homeless Management Information System (HMIS). By broadening the referral network, this change will expand access to rental assistance and supportive services for individuals who have secured a unit but require additional support to maintain their housing stability.</p>	Other	1	Internally Tracked
110	LAHSA	Mayor's Office, CAO, CLA	https://www.lahsa.org/	ACCESS NEW RESOURCES AND SERVICES FOR THE HOMELESS	Report on applicability of Standards for Excellence criteria being developed by Home for Good.	10/15/2029	6th Cycle	Continuous	<p>There is no update on the applicability of "standards of excellence" but LAHSA continues to demonstrate a commitment to improving program outcomes by strengthening provider oversight and building departmental capacity. This is driven by an active contract management approach with a focus on continuous review of service provider performance to identify challenges and implement real-time solutions. Regular provider engagement meetings further support this effort by facilitating discussions on program successes and barriers, and by collaboratively developing strategies to improve participant outcomes.</p> <p>The department also maintains robust monitoring practices to ensure compliance with program and funder requirements, utilizing multiple oversight methods, including regular onsite visits. In addition, in FY24-25, LAHSA worked to enhance KPI and fiscal dashboards making them more robust and improving analytical capabilities, thereby increasing the quality, accuracy, and usefulness of information available to both LAHSA and service providers. LAHSA also shared data in real time with stakeholders and the public.</p> <p>Furthermore, LAHSA prioritizes continuous training and professional development for both staff and providers. Throughout FY 2024-2025, LAHSA implemented a series of targeted training sessions focused on strengthening capacity of the team to use the fiscal and KPI dashboards to effectively manage their portfolio. We also conducted Monthly provider training sessions covering a range of topics related to compliance and program administration.</p> <p>Collectively, these efforts promote accountability, support continuous improvement, and better outcomes for our unsheltered population.</p>	Other		Internally Tracked
111	LAHSA	Mayor's Office	https://www.lahsa.org/	Biennial Homeless Count	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area.	10/21/2025	6th Cycle	Completed	<p>The Greater Los Angeles Homeless Count is conducted on an annual basis to obtain an estimate of how many people are experiencing homelessness on a given night. HC 25 was completed in February 2025 due to a 30-day postponement due to the California wildfires. There were over 5,400 volunteers who registered to count throughout the Los Angeles Continuum of Care. On March 20, LAHSA released raw preliminary results of the Unsheltered Count. The full report was released on July 14, 2025. After the Housing and Urban Development's (HUD's) data review, LAHSA released updated Homeless Count results in October 10, 2025.</p> <p>Results are provided via Data Summaries and Dashboards for the LA Continuum of Care, and the County and City of LA. Raw counts of people and dwellings are provided for local cities and communities.</p> <p>Note: While Program 111 uses "biennial" the homeless count occurs on an annual basis.</p>	Persons	5400	https://www.lahsa.org/news/articles/1043-2025-greater-los-angeles-homeless-count-data
111	LAHSA	Mayor's Office	https://www.lahsa.org/	Biennial Homeless Count	Periodic reports on homeless housing and service delivery and recommendations for improvement.	12/31/2025	6th Cycle	Completed	<p>LAHSA maintains data dashboards on its website. System Key Performance Indicators (KPIs) measurements demonstrate how well services are working across the system. They show important details about the people helped and how they used the homelessness services. Dashboards show this information for the past few years and breaks it into three main program areas: Street Outreach, Interm Housing, and Time-Limited Subsidies. The data comes from the Los Angeles, Glendale, and Pasadena Continuums of Care (CoCs) and are updated quarterly.</p> <p>Note: While Program 111 uses "biennial" the homeless count occurs on an annual basis.</p>	Other	1	Data Refresh - Home
112	LAHSA		https://www.lahsa.org/	HOMELESS MANAGEMENT INFORMATION SYSTEMS (HMIS) DATA COLLECTION	All providers receiving City funding shall participate in HMIS.	10/15/2029	6th Cycle	Continuous	<p>100% of City funding passed through LAHSA is to service providers who implement HUD-required HMIS to gather data on individuals and families who use homeless service systems. Results are provided via Data Summaries and Dashboards for the LA Continuum of Care, and the County and City of LA. Raw counts of people and dwellings are provided for local cities and communities.</p>	Other	1	LA COC HMIS & Data Supervisor Landing Page: https://www.lahsa.org/news/articles/1030-lah-coc-hmis-data-supervisor-landing-page
112	LAHSA		https://www.lahsa.org/	HOMELESS MANAGEMENT INFORMATION SYSTEMS (HMIS) DATA COLLECTION	The standard performance target for Emergency Shelter sites is the maintenance of an average bed utilization rate of 95%.	10/15/2029	6th Cycle	Continuous	<p>In calendar year 2025, LAHSA developed and instituted a Bed Inventory system to be able to accurately track in real time the utilization of shelter beds. In rolling out the system, LAHSA implemented a centralized matching process for shelter beds to ensure that beds were filled as quickly as possible from people in the areas near the shelter who have expressed interest in accessing a bed at that particular facility. This ensures that programs have participants queued up for intakes as soon as beds become vacant. This system has increased visibility and resulted in documented improvements in utilization of 95% or greater across those beds to which LAHSA matches. Within the City of LA, the average bed utilization rate is 80% across all city IH programs including those to which LAHSA does not match. Note: This number was calculated from same reporting logic that calculates all City-funded IH reporting, looking at occupants of IH beds, by day, out of available beds/units, by day.</p>	Other	80	LA COC HMIS & Data Supervisor Landing Page: https://www.lahsa.org/news/articles/1030-lah-coc-hmis-data-supervisor-landing-page

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)



Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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

Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
122	LACP, LAHD		https://planning.lacity.gov/	ANTI-DISPLACEMENT STRATEGIES	Incorporate findings into existing tenant rights' and affordable housing programs by 2023.	10/15/2029	6th Cycle	In Progress	The Resident Protections Ordinance (RPO) (effective 2/11/25) established consequences for chronic tenant harassment, with harsher penalties for areas with a high-risk of displacement as determined by the City's Displacement Assessment Risk Tool (DART). The Los Angeles Housing Department (LAHD) started to use the DART in conjunction with the City's Tenant Anti-Harassment Ordinance (TAHO) enforcement procedures. Tenant complaints that allege harassment are referred to LAHD's TAHO Task Force. As part of the Task Force's investigation, it uses DART to assess the displacement risk level at the relevant address. When the Task Force determines that a property owner has violated harassment laws, it can issue TAHO Citations that carry financial penalties. Because of the RPO, when certain thresholds for harassment are met (such as three citations within 10 years), owners are placed into the newly created Violators Database. Owners, including all beneficial owners of the property, are prohibited from getting demolition permits on properties within the City for five years. If the property is located in an at-risk zone as determined by DART, only one TAHO Citation at the property means the owner will be added to the Violators Database. LAHD worked throughout the calendar year to develop the necessary infrastructure to operationalize the Violators Database so it will become effective in 2026. The RPO also codified replacement requirements and occupant protections beyond state law, including requiring 1:1 replacement 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 along with strengthened tenant Protections are designed to reduce displacement and reduce the impact of new development on residents.	Other	1	https://planning.lacity.gov/project-reviews/housing-crisis-act The City's Displacement Assessment Risk Tool (DART) is maintained internally by LAHD.
122	LACP, LAHD		https://planning.lacity.gov/	ANTI-DISPLACEMENT STRATEGIES	Develop policy recommendations in Equitable Development and Anti-Displacement Study for use in future General Plan updates, rezoning efforts, and policy development by Summer 2025.	7/1/2023	6th Cycle	Completed	This effort, specifically developing a detailed Anti-Displacement study for the purposes of incorporating findings into affordable housing programs has been successfully completed.	Other	1	Internally Tracked
122	LACP, LAHD		https://planning.lacity.gov/	ANTI-DISPLACEMENT STRATEGIES	Incorporate displacement prevention strategies into the General Plan by 2029.	10/15/2029	6th Cycle	Continuous	Displacement prevention strategies continue to be incorporated into general plan programs	Other	1	https://planning.lacity.gov/plans-policies/framework-element
123	LAHD, HACLA	LACP	https://housing.lacity.gov/	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	4/10/2024	6th Cycle	Completed	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 LA'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).	Other	1	AFH Council File: https://cityclerk.lacity.org/activity/clerkconnect/index.cfm?articleid=vwrecord&number=04-0245 HACLA AFH webpage: https://www.hacla.org/en/press-releases-and-events/2023-2028-assessment-fair-housing LAHD AFH webpage: https://housing.lacity.gov/residents/assessment-of-fair-housing
123	LAHD, HACLA	LACP	https://housing.lacity.gov/	ASSESSMENT OF FAIR HOUSING (AFH)	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.	10/15/2029	6th Cycle	Continuous	See Program 124 for updates	Other	1	N/A
124	LACP, LAHD	HACLA	https://planning.lacity.gov/	AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) PROGRAM	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.	10/15/2029	6th Cycle	Continuous	In 2025, the City and its residents focused on affirmatively furthering fair housing by: Permitting 5,230 units of Affordable housing, a 46% increase from 2024 and a record high number in recent years Ministerially approving 11,055 100% affordable units through ED1; Making the program permanent through the Affordable Housing Streamlining Ordinance (AHSO) which became effective on December 19, 2025. Over 3,000 units permitted in 2025 under the program with 31% in High and Highest Resource areas. Financing 9 affordable housing projects (Program 6), 22% of which (2 out of 9) are located in high and highest opportunity areas with 16% of financed units (117 out of 734) located in high and highest opportunity areas Preparing to administer both Measure ULA and LACAHA, two new dedicated local funding sources that together will provide approximately \$560 million over the 2025-2026 Fiscal Year for affordable housing development, preservation, and homelessness prevention. (Program 20) Releasing the Homes for LA NOFA, which invited applications for over \$393 million, including \$316 million from Measure ULA. In fund new affordable housing development and support low-income renters in the City of Los Angeles (Programs 6, 16, 20, 90) Providing immediate housing stabilization resources to 494 extremely- and very-low income, senior and disabled households that were at risk of homelessness through the United to House LA Income Support Program (created by Measure ULA) Reaching 99,417 tenants through the Stay Housed LA Eviction Defense Program (EDP) (Program 88), also funded by Measure ULA. In 2025, EDP hosted 165 educational workshops, provided navigation services for 33,870 residents, and eviction and defense services for 8,714 households at risk of eviction. Based on data analyzed by the Housing Department, 93% of households that received legal representation had a favorable outcome - including 55% of households that were able to stay in their homes and 38% of households that received a soft landing and avoided homelessness Updating the Rent Stabilization Ordinance (RSO) allowable rent increase formula for the first time since 1985. City Council took action to prohibit rent increases beyond 4%, even in high inflationary times, which will help stabilize tenants who would have otherwise faced rent increases of up to 8%. The RSO regulates approximately 651,000 rental units in Los Angeles, representing nearly 74% of the City's multi-family housing stock (Program 32) Within the first ten months of the Citywide Housing Incentive Program (CHIP), approximately 223 project applications, proposing 26,872 units, were proposed. Of the total proposed units, 59% are proposed in Higher Opportunity Areas and 37% would be set aside as covenanted affordable. The CHIP is a core component of the Citywide Rezoning Program (Program 121), which includes the Resident Protections Ordinance (RPO) and Housing Element Sites and Minimum Density Ordinance (HESMDO) which all went into effect February 11, 2025. The Adaptive Reuse ordinance was also adopted by City Council in December 2025, and became effective in February 2026 after legal review.	Other	1	See supplemental AFFH report transmitted with LA City APR
125	LACP	LAHD	https://planning.lacity.gov/	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	10/15/2029	6th Cycle	Continuous	In 2025, the Planning Department approved 42 Transit Oriented Communities (TOC) cases, consisting of 1,474 total units. These included 1,195 market rate units, 150 Low Income, 53 Very Low Income, and 76 Extremely Low Income units. As part of the Rezoning Program (#121), the Citywide Housing Incentive Program (CHIP) Ordinance was adopted by City Council and effective on February 11, 2025. The CHIP subprogram, the Mixed Income Incentive Program (MIIP), introduced 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 other density bonuses starting at 100%. Since February 2025, the Planning Department approved 24 TOIA cases, consisting of 2,771 total units. These included 36 Very Low Income, 31 Low Income, and 236 Extremely Low Income units.	Units	4245	https://cityclerk.lacity.org/onlinedocs/2021/21-1230-SS_ord_188477_2-11-25.pdf https://cityclerk.lacity.org/onlinedocs/2021/21-1230-SS_ord_188478_2-11-25.pdf
126	LAHD, LACP	CAO	https://housing.lacity.gov/	INCLUSIONARY ZONING FEASIBILITY STUDY	Conduct a feasibility study for inclusionary zoning in 2021-22.	10/15/2029	6th Cycle	In Progress	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, which the City has contracted AECOM to conduct, is anticipated to be initiated once the impact of the recently adopted affordable housing incentive programs (CHIP) can be assessed.	Other	1	Council File: https://cityclerk.lacity.org/activity/clerkconnect/index.cfm?articleid=vwrecord&number=18-0314

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)

Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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



Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
126	LAHD, LACP	CAO	https://housing.lacity.gov/	INCLUSIONARY ZONING FEASIBILITY STUDY	Develop policy recommendations on inclusionary zoning in 2022.	10/15/2029	6th Cycle	In Progress	The Citywide Housing Incentive Program (CHIP) became effective February 11, 2025. A citywide inclusionary study will be initiated when the effectiveness of the CHIP program can reasonably be assessed. In 2025, the City has continued work that would contribute to a future Inclusionary Zoning policy via its work on Program 10 - Affordable Housing Linkage Fee. Initiated in 2022, updates to the Affordable Housing Linkage Fee Market Area maps have been completed as part of the Affordable Housing Linkage Fee 5-Year Map Update. Once adopted, it is anticipated these maps would be used to inform any future citywide inclusionary requirement. In addition, two Community Plan Updates (Downtown, effective in 2025 and Boyle Heights, adopted in 2025 and pending legal review) both include inclusionary housing requirements that apply to certain housing developments, in addition to the incentive-based affordable housing systems in the plans.	Other		Affordable Housing Linkage Fee Market Area Map Update Council File: https://cityclerk.lacity.org/act/clerkconnect/index.cfm?mfunc=viewrecord&idnumber=17-0274-SS Downtown CPO: https://planning.lacity.gov/data/boyle-heights-community-plan-update-council-file Boyle Heights Community Plan Update Council File: https://cityclerk.lacity.org/act/clerkconnect/index.cfm?mfunc=viewrecord&idnumber=23-0861 Inclusionary Housing Program in New Zoning Code: https://zoning.lacity.gov/bwae/SIFSC.3.1
127	HACLA		https://www.hacla.org/en	NEIGHBORHOOD SUSTAINABILITY & EQUITY	Provide new solar roofs and energy efficiency rebuffs to income qualifying households in the Watts neighborhood.	10/15/2029	6th Cycle	Continuous	HACLA Clean Energy Projects: San Fernando Gardens "Smart Climate Solutions": HACLA recently celebrated the completion of a Resiliency Center at San Fernando Gardens featuring a dedicated backup solar energy system. The Center provides a cooled safe haven for residents during extreme heat events and grid. Additionally, HACLA installed 448 energy-efficient air conditioning units, ceiling fans, and "cool roofs" to improve indoor air quality and temperature control. See this great work here . Air conditioners have also been installed at Pico Gardens and are in progress at Nickerson Gardens. The Watts Rising Transformation: Through a \$33 million investment from the California Strategic Growth Council, the Watts Rising Collaborative is establishing Watts as a global model for urban sustainability. Key highlights include the Solar Watts project, which has equipped over 50 homes with solar power, and the successful electrification of the Watts DASH bus fleet. Electric Mobility: HACLA has expanded affordable, zero-emission transportation through EV car-sharing programs at Rancho San Pedro, Pico Gardens, and for Section 8 FSS residents citywide. Furthermore, low- to no-cost Electric Bicycle Lending Program at Rancho San Pedro and Nickerson Gardens reduce air pollution while providing residents with mobility. Infrastructure for a Sustainable Future: Major developments at Jordan Downs and One San Pedro redevelopment are setting new benchmarks for public housing. Jordan Downs is the City's second LEED Neighborhood Development and is building to LEED Platinum while One San Pedro will meet LEED Gold requirements. Combined, these sites will feature thousands of units with 100% building electrification, solar-ready roofs and widespread EV charging infrastructure to support a permanent carbon-free lifestyle. Portfolio-Wide Efficiency: HACLA's citywide retrofit campaign has already reduced water consumption by 27% through LED lighting and high-efficiency fixtures. HACLA's Toilet Sensor Project, which uses real-time monitoring to detect leaks and trigger maintenance alerts, recently won the Advancing Water Efficiency in Affordable Housing award at the 21st Annual Green Gala & California Green Building Awards.	Other	1	https://www.hacla.org/en/news/beyond-housing-hacla-leads-los-angeles-carbon-free-future-international-day-clean-energy
128	HACLA		https://www.hacla.org/en	EMERGENCY HOUSING VOUCHERS	Provide 3,365 Emergency Housing Vouchers to qualifying households annually.	10/15/2029	6th Cycle	Continuous	As of December 31, 2025, Section 8 is administering 3,227 EHV vouchers	Other	3227	Internally Tracked
129	LADoA	LADBS, LACP, Mayor's Office, CAO	https://aging.lacity.gov/	HOUSING ACCESS FOR SENIORS	Assess and facilitate efforts to find alternative housing solutions for senior citizens.	10/15/2029	6th Cycle	Continuous	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.	Other	1	Additional Resources
130	LACP	LAHD	https://planning.lacity.gov/	HISTORIC HOUSING AND LAND USE STUDY	Conduct a Historic Housing and Land Use Study in 2021.	9/20/2024	6th Cycle	Completed	This program has been successfully completed.	Other	1	https://cityclerk.lacity.org/act/clerkconnect/index.cfm?mfunc=viewrecord&idnumber=21-1230-SS
130	LACP	LAHD	https://planning.lacity.gov/	HISTORIC HOUSING AND LAND USE STUDY	Incorporate findings of the Historic Housing and Land Use Study into RHNA rezoning program 121.	2/11/2025	6th Cycle	Completed	This program has been successfully completed.	Other	1	https://cityclerk.lacity.org/act/clerkconnect/index.cfm?mfunc=viewrecord&idnumber=21-1230-SS
131	LACP, LADOT	OE, Bureau of Street Services (Streets LA), LAHD	https://planning.lacity.gov/	LIVABLE COMMUNITIES INITIATIVE	Secure funding to identify opportunities.	12/31/2025	6th Cycle	In Progress	In 2025, City Planning secured REAP 2.0 SRP grant funding through SCAG to conduct a nexus study analyzing the nexus and proportionality for public right-of-way improvements that could be required of private development projects. Work on the nexus study began in fall 2025. The existing "highway dedication and improvement" section of the zoning code contains requirements that may burden housing development without providing high-priority public right-of-way improvements. The nexus study will inform a future update of the zoning code, which is intended to right-size requirements and set clear expectations, with the goal of streamlining housing development and prioritizing a high-quality pedestrian realm that supports active transportation, particularly in densifying neighborhoods. Although this work does not incorporate all aspects of the proposed Livable Communities Initiative program, its objectives -- of planning for housing, mobility, and sustainability improvements together -- are aligned.	Other		Livable Communities Initiative Report-Back Council File: https://cityclerk.lacity.org/act/clerkconnect/index.cfm?mfunc=viewrecord&idnumber=23-1230-SJ
131	LACP, LADOT	OE, Bureau of Street Services (Streets LA), LAHD	https://planning.lacity.gov/	LIVABLE COMMUNITIES INITIATIVE	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.	10/15/2029	6th Cycle	In Progress	A joint report 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 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 total has been requested.	Other		Livable Communities Initiative Report-Back Council File: https://cityclerk.lacity.org/act/clerkconnect/index.cfm?mfunc=viewrecord&idnumber=23-1230-SJ
132	LAHD	LADBS	https://housing.lacity.gov/	FORECLOSURE REGISTRY	Maintain a database of contact information of all residential properties within The City of Los Angeles that are subject to Ordinance No. 163, 261 (Amended 2014).	10/15/2029	6th Cycle	Continuous	In 2025, 2700 new Notices of Default (NOD), i.e. initial foreclosure filings, were recorded in the City of Los Angeles, a 10% decrease from 2024 recordings. However, a total of 3,769 properties were registered with the LAHD Foreclosure Registry, representing an increase of 2.2% over 2024 registrations (3687). This was a result of increased outreach, a greater focus on getting REOs (foreclosures) registered in addition to initial filings (NODs), and also included prior-recorded still active NODs and REOs that re-registered, pursuant to the Foreclosure Registry Ordinance	Other	3769	https://housing.lacity.gov/partners/foreclosure-registry-program https://cityclerk.lacity.org/onlinedocs/2012/12-0647-96_ord_183281.pdf
133	LADOT		https://ladot.lacity.gov/	MOBILITY IMPROVEMENTS IN LOWER-INCOME AREAS	Have at least 75% of existing transportation investments through Vision Zero, Great Streets, Active Transportation, Street Free Connections, Safe Routes to Schools, Safe Routes for Seniors, and AHSC Programs) serve Mobility Equity Zones through 2030.	10/15/2029	6th Cycle	Continuous	As of 2025, 72 of 83 (86%) capital transportation projects led by LADOT were at least partially located within neighborhoods in the top two quintiles of the Transportation Equity Index. In 2025, LADOT strengthened its equity framework to better align transportation investments with Mobility Equity Zones. Building on the city-adopted Community Health and Equity (CHE) Index, LADOT developed the Mobility Action Plan (MAP) Transportation Equity Index by adding transportation-specific indicators such as car-light households, transportation cost burden, and transit job access. This index will guide the city's five-year transportation short-range plan under MAP and is already informing investment alignment. LADOT also advanced equity-driven delivery through reforms to the Residential Speed Hump Program. In November 2025, City Council approved a shift from a request-based application process to a safety- and equity-focused prioritization methodology. As a result, 100 percent of 2025 program locations were at least partially located within areas in the top two quintiles of the Transportation Equity Index.	Other	86	https://cityclerk.lacity.org/onlinedocs/2024/24-0332_ppl_ord_111-05-26.pdf

Annual Housing Element Program Report 2025
Housing Element Implementation

Reporting Year: 2025 (Jan. 1 - Dec. 31)

Table D - Program Implementation Status pursuant to GC Section 65583

Housing Program Progress Report

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



Program Number	Lead Agency	Supporting Agency	Website	Name of Program	Objective	Projected Completion Date	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
133	LADOT		https://ladot.lacity.gov/	MOBILITY IMPROVEMENTS IN LOWER-INCOME AREAS	Collaborate with community-based organizations to provide culturally relevant consultant engagement for major transportation investments.	10/15/2029	6th Cycle	Continuous	LADOT adheres to a robust community engagement framework for major transportation investment projects, adopted by Council in 2024 (outlined here: https://cityclerk.lacity.org/onlineitems/2024/24-0173_misc_11-14-24.pdf). Culturally responsive engagement is a central piece of this engagement strategy (LADOT's Community-First Engagement model), specifically partnerships with community members and CBOs. In 2025, LADOT partnered with CBOs across 8 major capital projects to ensure that project content was accessible and culturally relevant to community members across Los Angeles. In addition to CBO partnerships, in 2025 LADOT also established a community ambassador pilot program. Ambassadors are recruited to support engagement efforts in their neighborhoods and typically reside and have long-term relationships with other community members and groups. One example is the Mobility Action Plan (MAP), a citywide planning effort currently being developed that will guide how the City prioritizes and delivers major transportation investments through a five-year short-range plan. Engagement is a core part of developing the MAP. In 2025, LADOT established a 15-member Community Advisory Board composed of residents from equity priority areas and priority populations to provide early and ongoing input on plan priorities. Based on this input, LADOT then partnered with five CBOs and deployed street ambassadors and a street team to conduct in-person outreach in equity priority areas, bringing the MAP engagement process directly into communities most impacted by transportation decisions. CBO Partnerships: 22 Community Ambassadors: 12 MAP Community Advisory Board Members: 15 MAP Street Team: 6	Other	22	https://ladot.lacity.gov/onlineitems/2024/24-0173_misc_11-14-24.pdf
133	LADOT		https://ladot.lacity.gov/	MOBILITY IMPROVEMENTS IN LOWER-INCOME AREAS	By 2025, implement a "Universal Basic Mobility Program" in a Disadvantaged Community.	1/1/2027	6th Cycle	In Progress	Of the 13 original Universal Basic Mobility (UBM) programs, 6 have been completed, and 5 are at least 50% finished. Two (2) programs are in the implementation phase. Three (3) additional programs were added, extending the timeline through 2027, and are in implementation phase. Mobility Wallet (50% completed): Concluded community workshops for in-person outreach. Phase II launched mid-2025, distributing 2,000 mobility wallets to South LA and Los Angeles County residents (1,000 each). E-bike lending library (100% completed): South Central Power Up (SCPU) finished its second year with 118 active users, 14,500 trips, and over 28,000 collective miles. Continues hosting bike trainings, community outreach, and group rides. E-bike Training (100% completed): 16 South LA community members completed LACI's four-week accelerated program covering eMobility fundamentals, repair, battery, and motor skills. 12 participants earned industry-recognized certifications (OSHA-10, OSHA-30, HIFN-70E). Electric On-demand community shuttle (50% completed): The South LA LAnow service soft launched in May 2025 to test 5 new e-vans and apps. LADOT partnered with Council District 9 staff for community promotion. Officially launched in June, LADOT continues promotional events for this free on-demand service. Expand CityRide membership (implementation): LADOT began promoting 5,000 free annual memberships for South LA residents and initiated the purchase of 4 e-vans for this affordable on-demand service for seniors and eligible people with disabilities. EV Maintenance Training (100% completed): LATTIC implemented EV Technician training, graduating 18 students. LATTIC collaborated with local car dealerships for an internship program; four interns received employment offers. 100 EV Chargers (80% completed): 26 EV charging stations installed by LADOT in South LA library/park parking lots. BSL installed 55 streetlight-affixed chargers, with 20 pending. EVSE Maintenance Training (100% completed): Completed 2022. LACI delivered an all-women workforce development course for 28 participants, focusing on EV Network Technician Training, EVSE maintenance, troubleshooting, and electrical safety. Stakeholder outreach and engagement (100% completed): SLATE-Z, People for Mobility Justice, and MoveLA engaged with South LA residents via monthly Steering Committee meetings, site visits, one-on-one coaching, and community tabling. CicLAvia hosted a UBM hub at 3 events for project demonstrations. Youth Ambassador Program (100% completed): Exposed high school students to clean transportation and sustainability workforce pathways. LATTIC faculty taught college-level dual-enrollment courses at Nava College Preparatory Academy. The final cohort concluded in 2025. LATTIC is updating curriculum and exploring long-term program sustainment. Quick Build Installations: (75% completed): Installed traffic calming, bike, and pedestrian infrastructure on 30th and 54th Streets. Designs for 39th Street installations were completed for construction in early 2026. 6th and West Blvd Active Transportation Improvements (implementation): Finalized designs in 2025 for this project, which closes a ½ mile gap in the Rail to Rail corridor, connecting users to the Fairview Heights Metro Station. Zero Emissions Delivery Pilot (70% completed): LACI led a Penske EV Cargo Rental Pilot, signing up local South LA businesses to use electric vans for delivery. By late 2025, LADOT secured CARB approval to purchase 2 e-vans for South LA Cafe and Food Revolution. LACI explored installing curbside EV charging, accelerating City efforts on related policies. Stress Free Connections (25% completed): Installed 50 speed humps in 2025, part of a plan to install traffic calming, bike, and pedestrian infrastructure (including pedestrian leading intervals and bike boxes). 16 EV Chargers (50% completed): Eight (8) additional streetlight EV Chargers installed in 2025, in partnership with BSL. 250 E-bikes for SCPU (implementation phase): Expands SCPU's reach through the purchase of 250 additional e-bikes and a two-year program extension. The project has come to an end without reaching its outcome because public-private partnership funding is no longer available. Status of historical stations: 40 stations/5 chargers per station (~200 charging points total) are being repurposed under an umbrella program called Mobility Hubs - Permit Program, through which we are using the infrastructure for a variety of mobility options, e.g., electrifying bikehares and EV charging stations for the public. Expansion was limited only to two stations. LADOT is committed to fully repurposing all 40 stations under the new permit model; will study and utilize lessons learned towards the LADOT Mobility Hub umbrella program.	Other	62	https://ladot.lacity.gov/
133	LADOT		https://ladot.lacity.gov/	MOBILITY IMPROVEMENTS IN LOWER-INCOME AREAS	By 2025, expand public car-sharing in Disadvantaged Communities by at least 50 stations.	12/31/2025	6th Cycle	Completed	The City of Los Angeles Jobs and Economic Development Incentive Zones (JEDI) Program provides economic development incentives for underserved areas experiencing persistent unemployment, 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. Key Figures on the JEDI program since inception: - Ten (10) JEDI Zones, 235 businesses enrolled. - Assisted 12 businesses with building compliance matters - Referred 130 businesses to access capital totaling \$1,311,360 - Connected 55 businesses to our employer connect program - 52 businesses are currently out for bid for facade improvement services with grants awarded up to \$75,000 for each business - 53 businesses were provided web optimization services through the LA Optimized Program.	Other	40	Internally Tracked
134	EWDD		https://ewdd.lacity.gov/	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	10/15/2029	6th Cycle	Continuous	EWDD currently operates 10 BusinessSource Centers throughout the City of Los Angeles. Between January 1, 2025, and December 31, 2025, the BusinessSource Center system outreached to over 6,400 businesses, enrolled 1,600 businesses into various programs and courses, and packaged 273 loan/grant applications for a total of \$28 million in capital infusion. There were 231 grants awarded to Legacy Businesses, totaling \$3 million, and \$450,000 in grants provided to 30 businesses located in Good Food Zones. The city also launched Round 3 of the Microenterprise Assistance Grant Program, totaling \$3.4 million, which will assist up to 300 businesses.	Other	10	Job and Economic Development Incentive (JEDI) Zones https://ewddfa.com/index.php/business/jedi-zones
134	EWDD		https://ewdd.lacity.gov/	PROMOTE EQUITABLE ECONOMIC DEVELOPMENT IN HIGH POVERTY AND HIGH UNEMPLOYMENT AREAS	Deploy at least \$100 million in grants and loans to small businesses targeting these high need areas	10/15/2029	6th Cycle	Continuous	EWDD currently operates 14 WorkSource Centers and 2 portal offices located throughout the City of Los Angeles.	Other	3485000	Records for the programs are kept internally and are available to the public through a CPRA request.
134	EWDD		https://ewdd.lacity.gov/	PROMOTE EQUITABLE ECONOMIC DEVELOPMENT IN HIGH POVERTY AND HIGH UNEMPLOYMENT AREAS	Serve approximately 12,000 people annually through the City's Worksource Centers in order to connect residents in high unemployment areas to jobs.	10/15/2029	6th Cycle	Continuous	EWDD currently operates 14 WorkSource Centers and 2 portal offices located throughout the City of Los Angeles.	Persons	12973	Data Source: CalJOBS, WorkSource Centers, which are Workforce Innovation and Opportunity Act (WIOA) funded, are mentioned to report performance in the CalJOBS platform - which is California's primary, web-based system of record for managing and reporting data for the WIOA Title I and other programs. It serves as a centralized platform for job seekers to access services, employers to find talent, and staff to track participant eligibility, intake, case management, and financial reporting.

Annual Housing Element Program Report 2025
Housing Element Implementation

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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.

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135	Civil + Human Rights and Equity Dept	CAO, Mayor's Office, LACP	https://civilandhumanrights.lacity.gov/	PLACE BASED COMMUNITY REVITALIZATION EFFORTS	Increase investment in areas most in need to improve community assets that support residents including transportation, infrastructure, community facilities, employment and workforce development, parks, schools, etc annually.	10/15/2029	6th Cycle	Continuous	<p>The Los Angeles Reforms for Equity and Public Acknowledgment of Institutional Racism (L.A. REPAIR) is the City of Los Angeles's first participatory budget pilot program. L.A. REPAIR will distribute roughly \$8.5 million directly to nine city communities, called REPAIR Zones, by the pilot's completion.</p> <p>After community votes held in 2023 and 2024, LA Civil Rights awarded contracts to four community-based nonprofits (grantees) in its first cohort in 2025. Cohort I programming is still in progress, and two of the four grantees are combating housing insecurity and homelessness in the Boyle Heights REPAIR Zone: East LA Community Corporation (ELACC) and Proyecto Pastoral at Dolores Mission (Proyecto Pastoral). LA Civil Rights administers contracts for these organizations, which total \$775,000, and measures ELACC's provision of rental housing counseling paired with direct cash assistance for up to 100 low-income residents, as well as rental aid to approximately 70 families provided by Proyecto Pastoral, preventing displacement.</p> <p>Following the City's 2024 authorization of L.A. REPAIR's Cohort II grantees, in 2025, LA Civil Rights onboarded three grantees who will expand the Pilot Program's support of Angelenos experiencing homelessness and/or housing instability: New Economics for Women for direct rental assistance, and Chrysalis and the Downtown Women's Center for wraparound services for unhoused community members. City contracting is still in progress, but LA Civil Rights expects these three programs to launch in 2026.</p> <p>Number of families that have received rental assistance: 249 Amount of rental assistance allotment used: \$477,206.28 Participants that attended financial/credit education workshops: 222 Participants that received a one-on-one financial coaching session: 114 Number of participants that received free copies of their credit report: 57</p>	Households	249	https://repair.lacity.gov/h https://repair.lacity.gov/hel https://repair.lacity.gov/hel https://cityclerk.lacity.org/act/clerkconnect/index.cfm?fa=ccon.viewrecord&contractnum=C-146938 https://cityclerk.lacity.org/act/clerkconnect/index.cfm?fa=ccon.viewrecord&contractnum=C-146981
135	Civil + Human Rights and Equity Dept	CAO, Mayor's Office, LACP	https://civilandhumanrights.lacity.gov/	PLACE BASED COMMUNITY REVITALIZATION EFFORTS	Change the way local funding decisions are made in a way that prioritizes equity and disadvantaged communities in decisions about infrastructure improvements by 2029.	10/15/2029	6th Cycle	Continuous	<p>The participatory phases of the L.A. REPAIR Participatory Budgeting Pilot Program, including the Idea Collection and the Community Vote phases, concluded in Spring 2024. Community member participation informed the City's approval of 20 community nonprofits to serve the Arleta-Pasadena, Boyle Heights, Harbor Gateway-Wilmington-Harbor City, Mission Hills-North Hills-Pasadena City, Skid Row, Southeast Los Angeles, South Los Angeles, West Adams-Baldwin Village-Lennox Park, and Westlake REPAIR Zones. (The majority of REPAIR Zones follow the boundaries of Community Plan Areas.)</p> <p>L.A. REPAIR's Idea Collection and Community Vote phases garnered a total of nearly 8,000 eligible ballots and 1,405 ideas.</p>	Other	1	https://cityclerk.lacity.org/online/docs/2021/21-1187-S2_rpt_CHRED_7-03-24.pdf https://cityclerk.lacity.org/online/docs/2021/21-1187_rpt_06-16-23.pdf
136	CIFD		https://communityinvestments.lacity.gov/	SOLID GROUND PROGRAM	Provide comprehensive case management and housing stability services to 1,500 households at imminent risk or at risk of homelessness per year in partnership with 16 FamilySource Centers through the Community Investment For Families Department's Solid Ground Program. Prevention services may be received as a "Brief Service" (one day) or "Full Service" (up to 12 months of case management).	10/15/2029	6th Cycle	Continuous	<p>Since 2024, CIFD has operated an expanded FamilySource System (FSS), which includes 19 FamilySource Centers across the City of Los Angeles.</p> <p>In 2025, the City of Los Angeles experienced a series of local emergencies that created significant challenges for families living in poverty. Wildfires, federal immigration enforcement actions, and a pause in CalFresh benefits occurred alongside the city's ongoing homelessness crisis. Together, these extraordinary circumstances required additional responses throughout the year to help keep families stable and afloat.</p> <p>In 2025, 2,709 households received comprehensive case management and housing stability services, a 21% increase from 2024 (2,239 households).</p>	Households	2709	The Human Services Data System (HSDS) is CIFD's case management system which captures services information.