

Optional Housing Crisis Act Vesting Preliminary Application



Summary

During the effective period of the Housing Crisis Act of 2019 (HCA), an optional HCA Vesting Preliminary Application may be submitted to the City in order to provide a project with certain rights to proceed with development based on the City ordinances, policies and standards in effect when a complete HCA Vesting Preliminary Application is submitted. These rights do not extend to changes in State law nor to changes in the building code.

All Housing Development Projects may submit a HCA Vesting Preliminary Application, consistent with State law. The Preliminary Application must be completed prior to filing the City Planning application or prior to submitting a complete set of plans to LADBS for Plan Check and permits if the project does not require a City Planning application. A HCA Vesting Preliminary Application completed before January 1, 2030 is valid until January 1, 2034, provided that HCA vesting rights are maintained and have not otherwise lapsed or terminated.

Additional information on time limits and limitations on project scope changes in order to retain HCA vesting can be found on form [CP-4062](#).

HCA VESTING PRELIMINARY APPLICATION PROCEDURES

STEP 1: Applicant initiates HCA vesting request online

In order to initiate a request for HCA vesting, an applicant must make the request through City Planning's [Online Application Portal](#). An appointment is not required. Refer to the HCA Vesting Preliminary Application form (CP-4062) for additional guidance regarding the submittal of the required documents.

STEP 2: City Planning staff issues invoice and initiates review for completeness

After an initial screening, City Planning staff will issue an invoice, which can be paid online through the Online Application Portal. Following the payment of the invoice, City Planning staff conducts a formal review for completeness of the HCA Vesting Preliminary Application.

STEP 3: City Planning staff issues referral form and assigns vesting date

Following completion of the formal review, City Planning staff will send the signed HCA Vesting Preliminary Application referral form to the applicant electronically identifying the vesting date and other pertinent information.

STEP 4: Applicant submits the signed HCA Vesting Preliminary Application referral form

The project must be submitted within 180 days of the HCA Vesting Preliminary Application completion day in order to retain vesting rights. During City Planning application filing or the submission of an application for building permit and Plan Check to LADBS, City staff will verify whether a project maintained vesting rights through the development process.

Contacts

For information on the optional HCA Vesting Preliminary Application, contact Planning.HCA@lacity.org