

Supplemental Report for Program 124: Affirmatively Furthering Fair Housing

**Housing Element 2021-2029
Annual Progress Report
2023**

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Introduction

Program 124 of the 2021-2029 Housing Element aims to promote and affirmatively further fair housing opportunities throughout the city in all housing, planning and community development activities. This supplemental report to the 2023 Annual Progress Report (APR) of the Housing Element provides a more cohesive picture of the various components of the AFFH program that goes beyond the individual program updates. Additional context on the programs referenced below can be found in the APR as well as Chapter 6 of the Housing Element.

Program Highlights

In 2023, the City and its residents focused on affirmatively furthering fair housing by:

- Preventing displacement through the expansion and ongoing implementation of the largest expansion of tenant protections since the passage of the Rent Stabilization Ordinance in 1978, including the expansion of the City’s Just Cause Eviction Protections Ordinance to an additional 376,000 rental units;
- Launching a new emergency rental assistance program with an allocation of \$30,400,000 to prevent mass evictions, prioritizing households at or below 30% AMI, households with children, seniors, and people with disabilities;
- Expediting affordable housing through a Mayoral Executive Directive (ED1) that allowed all 100% affordable housing projects by-right, permitting 5,528 new affordable housing units in the first year;
- Implementing measure ULA (United to House LA) through an initial allocation of \$150 million in support of affordable housing production, rental assistance, and tenant protections;
- Strengthening replacement requirement obligations for rent stabilized units with deed-restricted affordable units in the Downtown Los Angeles Community Plan Update, the South LA Community Plan Implementation Overlay, and the Mello Act Ordinance.

The City continued its progress on a significant RHNA Rezoning Program that will greatly increase housing capacity, and developed strategies to achieve deeper affordability, incentivize housing for large families, and provide greater housing

opportunities for people with disabilities and seniors. The Housing Element Rezoning Program, encompassing Community Plan Updates and the Citywide Housing Incentive Program (CHIP), seeks to address this need and fulfill the City's state housing obligations. While Community Plan Updates revise underlying zoning regulations, the CHIP aims to increase affordable housing production through incentive-based tools, particularly in areas with access to jobs, infrastructure, and neighborhood amenities while also minimizing displacement.

While the City made significant improvements towards affirmatively furthering fair housing, the 2023 APR revealed several challenges that the City will be addressing in more detail over the next reporting period. For example, because Proposition HHH funds already have been fully-committed to housing projects and due to increased financing costs due to higher interest rates, the City financed only 15 affordable housing projects (totaling 1,610 units) in 2023 after financing 65 projects (totaling 4,410 units) between 2021-2022. Fortunately, in the coming years, Measure ULA funds will allow for increased investment in affordable housing projects.

Moreover, as last year's report highlighted, COVID restrictions and staffing shortages contributed to far fewer inspections of multifamily properties than the City committed to in the Housing Element. In 2023, the number of multifamily units inspected rose by 11%, up to 126,723, but still 73,277 units short of the stated goal of inspecting 200,000 units annually. Proactive habitability inspections are essential to ensure that all tenants, particularly the lowest-income tenants, are able to live in safe and dignified housing, and are critical in protecting tenants from harassment and displacement.

The remainder of this narrative report provides more detailed analysis of how the City has addressed the following strategies identified in the Affirmatively Furthering Fair Housing Program (Program 124):

- Housing for people with special needs
- Housing for people experiencing homelessness or at risk of homelessness
- Voucher assistance to increase housing mobility
- Increasing affordable housing in Higher Opportunity Areas¹
- Prioritizing local resources for housing in Higher Opportunity Areas

¹ Higher Opportunity Areas refers to areas identified as High or Highest Resources by the State of California HCD/TCAC Opportunity Map. These areas are identified as offering the best access to critical life outcomes, including economic mobility.

- Developing pathways to homeownership
- Increasing investments in Low Resource/High Segregation and Poverty areas²
- Developing new sources of funding to support affordable housing and community investment in High Segregation and Poverty areas .
- Preserving affordable housing
- Monitoring displacement trends and developing tools to mitigate displacement
- Requiring the replacement of affordable housing, the right to return, and relocation assistance
- Conducting code enforcement to advance habitability and minimize displacement
- Implementing existing tenant rights policies and continuing to develop greater tenant protections

Program Progress Updates

In compliance with US Housing and Urban Development (HUD) and AB 686 (2018), individual metrics, timelines, commitments and AFFH components are summarized in the sections below. Please also refer to the individually referenced Programs for additional details on the objectives and project descriptions.

Housing for people with special needs

A. Prioritize and expand housing choices for those with the greatest housing needs, including those with the lowest incomes, persons with disabilities, seniors, large families, and victims of domestic violence.

The City addresses housing needs for special needs populations through the Accessible Housing Program (AcHP), which requires that any housing that receives City funding must meet Federal and State accessibility requirements by including units that are affordable and accessible to people with disabilities (Program 8). AcHP accomplishes this through a combination of new construction, rental assistance and social service programs, zoning tools, and fair housing investigations.

² As identified by the State of California HCD/TCAC Opportunity Map.

AcHP has resulted in significantly more accessible, affordable housing units. In 2023, the City certified the accessibility standards of 517 accessible housing units, and achieved a 95% compliance rate for affordable housing developments subject to AcHP. For non-compliant units, the City implemented a corrective action and enforcement process. As more developments comply with accessibility standards, more accessible housing units become available. Between 2021 and 2023, the City provided 852 new accessible housing units, representing 21% of the stated goal. By September 2026, the City aims to provide 4,031 accessible housing units.

The City also made continued enhancements to its training program, grievance process, and Affordable & Accessible Housing Registry. In 2023, the City hosted fair housing and disability trainings for 1,413 individuals and addressed 305 grievances, a marked increase from the 101 grievances registered in 2022.

The City also provides rental assistance and direct services for people with disabilities and other special needs. As of December 31, 2023, the Housing Authority of the City of Los Angeles (HACLA) administered 631 Special Purpose Vouchers for eligible households, which includes allocations for non-elderly disabled individuals. This far exceeds the Housing Element's annual goal of 375 vouchers (Program 42).

The City also provides special housing accommodations for people experiencing domestic/interpersonal violence and in 2023 maintained 567 shelter beds for people experiencing homelessness and provided services for 1,602 individuals (Program 93). To better improve access to affordable housing for homeless individuals with disabilities, the City continues to build relationships with the Continuum of Care (LAHSA) and Service Planning Areas.

In 2023, the Department of City Planning made significant progress on multiple rezoning efforts aimed at meeting the needs of the people with the lowest incomes and other special needs groups. The Department continued its Citywide Rezoning Program (Program 121) and the associated feasibility analysis and public outreach to determine affordability levels and other features for a new affordable housing incentive program. As part of the effort, City Planning is developing strategies to incentivize deeper affordability, housing for large families, and provide greater housing opportunities for people with disabilities and seniors. In addition to the Citywide Rezoning program, two Community Plan Updates have either adopted (Downtown LA, May 2023) or are exploring (Boyle Heights, Adopted December 2023 but currently being amended) an incentive program for Acutely Low Income Households (15% AMI) (Program 81). In addition, the Downtown Community Plan update (DTLA 2040) will include an

“inclusionary” housing system, requiring that newly constructed residential projects include at least a percentage of affordable units. This incentive will encourage more affordable units in the urban core as developers would be allowed to make their projects larger as long as they incorporate a greater number of economical housing.

Finally, through its contract with the Housing Rights Center (HRC), the City investigates Fair Housing complaints. In 2023, HRC received 1,242 discrimination complaints, counseled and referred 1,051 discrimination complaints, and opened 188 cases for deeper investigation. Approximately 72% of the cases opened served constituents under disability-protected class, with 89 cases related to physical disability and 46 cases related to mental disability (Program 84).

Through a local City Planning process, the City also allows for individuals with Disabilities to request Reasonable Accommodation as provided by the Federal Fair Housing Amendments Act of 1988 and California’s Fair Employment and Housing Act, In 2023, the Department of City Planning received 13 requests for Reasonable Accommodations (RAO) and processed an additional 7 RAO applications. Also in 2023, the Department of City Planning revised its Reasonable Accommodations (RAO) forms and instructions, which are currently undergoing management review. (Program 82)

Housing for people experiencing homelessness or at risk of homelessness

B. Address the severe housing needs of persons experiencing homelessness or at risk of homelessness in all areas of the city.

Based on the 2023 Point in Time Count, there were 46,260 people experiencing homelessness in the City of Los Angeles on any given night. This was 4,280 more people than in 2021, a 10% increase. Of those, 70% or 32,680 were unsheltered, an increase of 4,242 from 2022.

The City continues to invest in multiple systems and programs to support residents experiencing homelessness, including permanent supportive housing, housing vouchers, and shelter programs. In 2023, the Housing Department financed 1,085 permanent supportive housing (PSH) units (Program 18). Of those, 458 units (42%) were located in High Segregation and Poverty areas (according to the 2023 TCAC/HCD Opportunity Map), 187 units (17%) were located in Low Resource neighborhoods, 201 units (19%) were located in Moderate Resource neighborhoods, 99 units (9%) were located in High Resource neighborhoods, and 131 units (12%) were located in Highest

Resource neighborhoods. These PSH resources exceed the annual goal of 250 units established in the Housing Element. Despite the shortage of federal project-based subsidies, it is anticipated that future revenue from Measure ULA may allow the City to increase PSH production in the coming years. Measure ULA allocates 22.5% of the overall House LA Programs Fund towards a Multifamily Affordable Housing Program, which will support the creation of affordable housing and supportive housing. While the City has not yet prepared an expenditure plan for the upcoming Fiscal Year, this is anticipated to be a significant, permanent source of local funding.

The City is obligated to increase funding to meet the settlement agreement with the LA Alliance for Human Rights. In June 2022, as a requirement of the settlement, the City agreed to significantly increase housing and shelter options to house 60% of its unsheltered population, excluding those with serious mental illness (SMI). This would require 12,915 new beds or units over the course of five years. In 2023, 2,810 interim and permanent supportive housing beds were open and occupiable. The City also continued services and resources via Tiny Home Villages, Safe Parking, Safe Sleep and a Bridge Home sites in operation throughout the City. Additionally, as of December 2023, 6,608 new Roadmap program beds were open and occupiable, including 823 rapid rehousing/shared housing point-in-time placements overseen by LAHSA. Finally, the City successfully acquired the Mayfair Hotel, a 294-room boutique hotel that operated as a Project Roomkey (PRK) site for 24 months prior to its acquisition. This property will soon be used as an interim housing site, offering 294 units for people transitioning out of homelessness.

In addition to its myriad efforts to increase the City's supply of transitional and supportive housing, the Housing Authority (HACLA) committed 47% of its voucher allocation to formerly or chronically homeless individuals and families, providing housing assistance to approximately 29,000 households (Program 92). This commitment included the provision of 3,365 Emergency Housing Vouchers (Program 128). In addition to the Emergency Housing Voucher program, HACLA also provides rental assistance through the Homeless Program (4,111 vouchers), Tenant-Based Supportive Housing Program (800 vouchers), Permanent Supportive Housing Project-Based Voucher Program (9,827 units), HUD-VASH Program (4,865 vouchers), Homeless Veterans Initiative (500 subsidies), Continuum of Care Program (4,240 certificates), Moderate Rehabilitation Single Room Occupancy (SRO) Program (974 units).

People experiencing homelessness or at-risk of homelessness can access services through the Family Coordinated Entry System (Program 98) which provides housing

navigation and rapid rehousing to 1,200-1,500 households throughout LA County and the City's Solid Ground Program (136). In 2023, the Solid Ground Program provided comprehensive case management and housing stability services to 722 households, a decrease from 2022 when 1,152 households received case management.

Voucher assistance to increase housing mobility

C. Provide housing vouchers, voucher assistance and mobility-related services to expand access to Higher Opportunity Areas.

In 2023, the City and HACLA focused on providing vouchers to people at-risk of homelessness and increasing voucher utilization in Higher Opportunity Areas. HACLA was awarded federal funding to implement a Mobility Demonstration Voucher program to increase voucher utilization in High Opportunity Areas and study the outcomes (Program 102). The program began in December 2022 and as of December 31, 2023, 134 participant families were enrolled in the study.

Increasing affordable housing in Higher Opportunity Areas

D. Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on incentivizing or requiring Affordable Housing in Higher Opportunity Areas.

The Department of City Planning is conducting several significant work efforts aimed at dramatically increasing housing opportunities and affordable housing production in Higher Opportunity Areas. The RHNA Rezoning (Program 121), which will add 255,432 units of additional housing capacity in the City and focus added capacity in Higher Opportunity Areas. In 2023, staff conducted initial public outreach to inform new affordable housing incentive programs. Staff released an online "concept explorer" GIS StoryMap and hosted a series of initial webinars in March 2023. This was followed by appointment-based virtual Office Hours in October 2023. Throughout the year, staff attended community events, and partnered with community-based Organizations to reach a diverse range of LA residents. As part of this effort, staff continued a number of background studies, including an economic feasibility analysis, to help inform new affordable housing incentive programs, and worked towards release of draft ordinances in early 2024.

Current Community Plan updates are underway throughout the City and are an important way the City plans for increasing affordable housing opportunities in Higher

Opportunity Areas (see Program 65 for details). The Hollywood, DTLA, Westside, Southeast Valley and Southwest Valley Community Plan Updates will all add housing capacity in Higher Opportunity Areas.

The City has introduced two programs that aim to expedite affordable housing production and remove the uncertainty of the entitlement process, which is typically more complicated and risky in Higher Opportunity Areas. The City initiated an Affordable Housing Streamlining Ordinance in 2023. The proposed ordinance would codify the main provisions of Executive Directive 1, issued by the Mayor's Office in 2022. The Executive Directive declares that the City must complete the approval process for 100% affordable housing within 60 days and post-permit approvals must take no longer than 5 days. In February of 2023, the departments of City Planning, Housing, and Building and Safety released an implementation memo that creates a ministerial approval process for all ED 1 100% affordable projects. This ministerial approval process has yielded 5,483 approved units and 10,235 proposed units in 2023. The average processing time for these projects was 45 days. A total of 2,015 of the proposed units are located in High and Highest Resource areas. The permanent Affordable Housing Streamlining Ordinance was approved by the City Planning Commission in November 2023.

Also in 2023, the City Council adopted an ordinance amending the City's Site Plan Review threshold to streamline 100% affordable projects. The Ordinance exempts deed-restricted affordable housing units from being counted towards the City's residential unit threshold and also exempts the nonresidential Floor Area of mixed-use developments that dedicate 50 percent or more of the total project Floor Area to restricted affordable units, provided the project does not result in an increase of more than 150,000 sq.ft. This update removes an added layer of discretionary review from projects that provide Affordable Housing units.

Prioritizing local resources for housing in Higher Opportunity Areas

E. Prioritize local resources, such as funding and public land, in areas of high opportunity, and evaluate revisions to funding metrics or policies that may act as a barrier to projects located in Higher Opportunity Areas. Seek partnerships with other public and private entities to facilitate new potential development sites in these areas for affordable housing.

In 2023, the City financed 15 affordable housing projects, totalling 1,610 units. Approximately 14% (230 units) are located in High or Highest Resource areas, 13% (210 units) are located in Moderate Resource areas, 21% (345 units) are located in Low Resource areas, and 51% (825 units) are located in High Segregation and Poverty areas. The rate of projects located in High and Highest Resource areas remained consistent between 2022 and 2023 (14%), despite the lower number of projects and units overall, highlighting the continued challenge of expanding affordable housing resources in these higher opportunity neighborhoods. While new programs such as Mayoral Executive Directive 1 (ED1) created stronger incentives for unsubsidized affordable housing across the city and permitted 5,528 new affordable housing units in 2023, prioritizing new affordable housing in neighborhoods with the greatest access to open space, schools, transportation, jobs, and other resources is critical to redressing patterns of segregation and promoting fair housing.

Due to high interest rates and supply chain disruptions from COVID, the City did not release a NOFA for the Affordable Housing Managed Pipeline (AHMP) in 2023 (Program 6). The funding that would have been provided through the NOFA instead was used as gap financing to ensure that projects completed construction and placed in service. The subsequent decline in financed projects from 2022 resulted in 65 affordable housing projects with 4,410 units. This is primarily due to dwindling funds from the fully-committed HHH ballot measure. However, the City made progress on developing the permanent guidelines for Measure ULA's Affordable Housing Programs throughout 2023, the revenue which is expected to far exceed HHH funding. Affordable Housing Programs (including new development, acquisition, preservation, and alternative models) account for 70% of the Measure's revenue allocations, with Multifamily Affordable Housing alone receiving an allocation of 22.5%. Additionally, in 2023, the City issued a NOFA for the Accelerator Plus Program, which provided \$56.8 million in Measure ULA funding to fund affordable housing projects, with a supplemental loan to close a financing gap for projects that meet certain criteria outlined in the interim program guidelines and in compliance with Measure ULA. Funding awards for the Accelerator Plus NOFA will be made in Spring 2024.

Throughout 2023, the City pursued other avenues to increase affordable housing including acquiring residential properties and using public land for development of residential properties. In 2023, HACLA acquired five properties comprising 284 units under Homekey (Program 30). One property is located in a High Resource area, one property is located in a Moderate Resource area, and three properties are located in Low Resource areas. All of these units will be used as permanent supportive housing for people transitioning out of homelessness or at risk of homelessness. The CAO

separately developed an online survey tool for private property owners to express interest in selling or leasing their property to the City for the purpose of developing affordable, interim, or mixed-use housing

The City also furthered the development of affordable housing on City-owned land and other publicly owned land in a number of important ways (Program 15). The City executed one additional Disposition and Development Agreement (DDA) in 2023 to develop 20 new units of affordable and supportive housing, in addition to 37 projects on City-owned land at various other stages of review. In February 2023, Mayor Bass issued Executive Directive No. 3 instructing the CAO to identify City-owned properties that would be viable for interim or permanent housing for persons experiencing homelessness. The properties identified in that report are being reviewed by the Mayor's Office, City Council Offices, and relevant City Departments. Also, the CAO is in the process of revising the Asset Evaluation Framework (AEF) to include additional AFFH criteria and make processes more consistent and equitable. Finally, the CAO and Mayor's Office are working with the Los Angeles Metropolitan Transportation Authority (Metro) on their "10K Homes Commitment" to use Metro owned land (primarily adjacent to Metro rail stations and rights of way) for housing development. Of the 20 sites identified for development, 13 are within the City of Los Angeles. Metro is the lead agency on this project, but the CAO and Mayor's Office have regular communication with Metro on the status of sites within the City of Los Angeles.

Developing pathways to homeownership

F. Develop pathways to homeownership for lower and moderate income households, including targeted down payment assistance and increasing opportunities for community ownership of housing.

Efforts to increase homeownership opportunities improved significantly in 2023 after facing myriad challenges in 2022. For the period of January 1, 2023 through December 31, 2023, the City successfully assisted 160 low- and moderate-income, first-time homebuyer families (consisting of 415 household members) to purchase homes in the City of Los Angeles with a total investment of \$18,954,591 of purchase assistance loan funds (Program 1). This exceeded the stated goal of executing 150 loans annually and represented a 132% increase from the previous year. These efforts were in part assisted by funds from the Affordable Housing Linkage Fee, for which the expenditure plan for FY 2022-2023 included \$3,688,815.83 for first-time homebuyers programs for low and moderate income households (Program 10).

HACLA also operates several homeownership programs for both voucher holders and public housing residents. Since the inception of the Section 8 Homeownership Program (Program 2) in 2000, HACLA has successfully assisted 72 individuals to become homeowners. As of December 31, 2023, 24 families are still participating in the program and receiving assistance payments, which average \$911.88 per month.

Additionally, HACLA purchased a 15,000 square foot property in San Pedro from the City of Los Angeles and has combined it with four other sites at Jordan Downs with the goal of building approximately 160 units of ownership housing. The next step is to competitively issue an RFP for a homeownership development partner, which took place in February 2024, with the expectation that units can become available between FY 2027 and FY 2028. At least 20% of the ownership units are intended to be sold to persons between 80%-120% AMI.

The City has also recently increased efforts to expand ownership typologies, particularly community ownership models. Measure ULA dedicates 22.5% of House LA Program Funds to Alternative Models for Permanent Affordable Housing, 10% to Acquisition and Rehabilitation, and 10% to Homeownership Opportunities, Capacity Building & Operating Assistance. These categories will, among other things, develop the capacity of Community Land Trusts and encourage tenant ownership models (Program 4). The first revenue for these expenditure categories will be made available in FY 2024-2025. The availability of these funds in the near future will further expand shared ownership models. While the City has not yet developed a citywide Community Land Trust program as noted in the Housing Element (Program 4), these ULA-funded programs will allow local CLTs to invest in staff, resources to organize and train tenants, and purchase properties. Moreover, the City continues to explore efforts to facilitate affordable homeownership through the Rezoning Program (Program 121).

Increasing investments in Low Resource and High Segregation and Poverty areas

G. Target investment, incentives, and other programs in Low Resource and High Segregation and Poverty areas in order to improve community assets that enhance quality of life and address Environmental Justice.

In recent years, the City of Los Angeles has made concerted efforts to tie budgetary decisions to analyses of racial and economic equity, and in 2023, several longer-term

efforts were successfully effectuated (Program 133). In 2020, a Mayoral Executive Directive required Departments to analyze how their budget requests advance social equity and in December 2022, City Council directed the Chief Administrative Officer to develop a Citywide Equity Index to allow decision-makers to better integrate socioeconomic equity into strategic planning, resource allocation, program development, and service delivery. In addition, in 2023, LADOT adopted the Department of City Planning-developed Community Health and Equity Index to standardize how transportation equity is prioritized across programs. LADOT also launched the Universal Basic Mobility Pilot program in South LA, which is a \$30M program, partially funded by CARB STEP and TCC state funding that will expand mobility options in South LA by introducing approximately 10 components, including a transportation subsidy called mobility wallet. Currently, 1,000 participants in South LA are participating in the mobility wallet program that provides them \$150/month for 12 months for transportation expenses. Mobility wallet will be coupled with new active transportation infrastructure projects, programs like car share and bike share, new connections to transit, electrification and charging infrastructure, workforce training, and more to support equitable transportation in South LA.

In an effort to address historic and structural racism, racialized disinvestment, the City developed a pilot participatory budgeting program called the Los Angeles Reforms for Equity and Public Acknowledgement of Institutional Racism (L.A. REPAIR) which is administered by the newly established Civil + Human Rights and Equity Department (Program 135). L.A. REPAIR is a \$8.5 million investment in nine historically underserved communities (Community Plan Areas, or CPAs) and launched in 2022. In Spring 2023, the program held its inaugural community vote on proposals from nonprofits planning to serve the Boyle Heights, Southeast Los Angeles, and Mission Hills - Panorama City - North Hills REPAIR Zones. Community members selected programs and services that address rental assistance, community gardening, afterschool programming, and public health via a mobile clinic. In Fall 2023, L.A. REPAIR activated its Idea Collection Phase, and Proposal Development Phase for the remaining six REPAIR Zones, including Arleta-Pacoima, Harbor Gateway-Wilmington-Harbor City, Skid Row, South Los Angeles, West Adams-Baldwin Village-Leimert Park, and Westlake. The community voting process for these Zones launched in March 2024.

Economic development is also a critical component of the City's place-based strategy in lower-income communities. In 2022, the City approved five new Jobs & Economic Development Incentive (JEDI) zones, four of which were in primarily Lower Resource or High Segregation & Poverty Areas in Watts, Wilmington, Pacoima, and Reseda (Program 134). In 2023, no new JEDI zones were approved but the City worked on operations for

nine total JEDI zones. The program provides economic development incentives for underserved areas that experience persistent unemployment and underemployment, have low and moderate household income earnings, and displacement pressures. The program aims to gradually create economic equity citywide by promoting and expanding local businesses, resulting in greater employment opportunities and more financially secure communities. The LA Economic & Workforce Development Department (EWDD) deployed a total of \$10,310,133 in grants, assisting 991 small businesses in the City, targeting businesses located in areas of highest need. EWDD also currently operates 14 WorkSource Centers and two portal offices located throughout the City.

Another essential place-based strategy in lower-resource communities in 2023 were the targeted investments made in the City's public housing stock through preservation, redevelopment, and expanding services. HACLA made considerable progress on the redevelopment of Rose Hill Courts, receiving Certificates of Occupancy for 89 units of deeply affordable housing and continuing with the remaining 96 units (Program 24). HACLA completed full rehabilitation and added subsidy layering to increase affordability and extend covenants for 377 units at Pueblo Del Sol, and as of December 2023 has successfully completed the construction of 503 rental units with 285 units still under construction at Jordan Downs. Additionally, HACLA awarded 143 scholarships to Section 8 and public housing residents attending college in 2023, alongside its partner SoCal CAN. Beyond college scholarships, the Project SOAR Program also served over 250 students with college-readiness programming, and each large public housing site offers after-school tutoring and homework help to an average of over 700 children per day. Finally, HACLA enrolled over 900 adults in career assistance services and placed 400 youth in work experience in 2023.

LAHD and HACLA partnered to develop the City of L.A.'s 2023-2028 AFH Plan (Program 123). Throughout 2023, LAHD, HACLA, and its consultant partners held various stakeholder sessions, public meetings, internal discussions with the City and HACLA, and other meetings as part of the AFH community engagement process. Feedback and input was gathered from City and HACLA staff, County partners, service providers, and City residents to help inform the drafting of the AFH goals and strategies, including the related metrics and milestones. The various chapters of the AFH were drafted in preparation for the release of the AFH draft for a 45-day public comment period from October 25, 2023 to December 8, 2023. The AFH Team posted the electronic copy of the AFH, as well as provided hard copies at LAHD's public counters and HACLA's public housing sites and offices for the public's review during the comment period. A public hearing was held on the evening of November 8, 2023 at the Los Angeles Trade-Tech College for in-person and virtual attendance for participants to provide written and

verbal comments on the AFH draft. The AFH Team further revised the AFH draft after the close of the public hearing period to prepare a final draft Plan for HACLAs Board of Commissioners and LA City Council's upcoming approval consideration in early 2024. The AFH will help outline the goals, milestones, and metrics for implementing actions to address fair housing issues that will be targeted through the City's five-year Consolidated Plan (Con Plan). The Con Plan directs federal affordable housing and community development grant dollars to investments that provide decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income residents of Los Angeles.

Another critical component of the City's investments in low resource communities and Environmental Justice is the Citywide Brownfields Program operated by LASAN (Program 14). The program offers technical and financial assistance to address challenges related to brownfields, particularly in underserved communities. In 2023, this program continued to implement brownfield grants funded by the United States Environmental Project Agency (USEPA) and California EPA (CalEPA) to conduct environmental assessment and cleanups that will facilitate the revitalization of brownfields, transforming them into affordable housing projects, mixed-use developments with residential components, open spaces, and parks.

In addition to direct investment, the City is working on several land use planning initiatives aimed at addressing the needs of lower resource and High Segregation and Poverty Areas. Most notably, in 2023 City Planning launched an Environmental Justice Policy Program to make a variety of updates to the General Plan. This program aims to further advance environmental justice and address the disproportionate impact of environmental burdens on Los Angeles's environmental justice communities. As part of the Program, City Planning anticipates centralizing and strengthening environmental justice policies in the City's [General Plan](#). Los Angeles's General Plan prescribes policy goals and objectives that inform land use decisions, and ultimately shape and guide the physical development of the City. The Environmental Justice Policy Program includes General Plan updates to the City's Health, Air Quality, and Open Space Elements, and will involve extensive community outreach and engagement that will address issues related to land use, sustainability, climate equity, and environmental justice. A forthcoming Climate Vulnerability Assessment for the City will also inform the overall Department's approach to environmental justice policy development. Staff has conducted a variety of public outreach, including hosting virtual office hours and attending community events in EJ communities throughout the year. In addition, an Environmental Justice Working Group with representatives from over 20 community-based organizations was convened

in 2023 to assist the Department in this important effort. Staff will continue initial outreach and work towards release of draft plans in 2024 and 2025.

Within Community Planning (Program 65), there are several efforts to amend land use and zoning in low resource and High Segregation and Poverty areas in order to address housing needs, plan around existing and incoming transit infrastructure, and support workforce development in order to improve place-based community assets that enhance quality of life. For example, the Boyle Heights Community Plan Update (adopted in 2023) will encourage community development and revitalization by allowing small scale commercial uses in residential neighborhoods, limiting the size of new commercial tenant spaces, and encouraging street vending. Small neighborhood corner stores, known as tienditas, have existed in residential neighborhoods throughout Boyle Heights since the early 20th century. These small local stores provide convenient access to food and other household items as well as employment opportunities. The community plan update will allow limited reintroduction of tienditas and include policies and programs to encourage these store owners to provide fresh produce and groceries. Additionally, the plan update will help protect existing small businesses and better facilitate new small businesses by limiting the size of new commercial tenant spaces along the neighborhood's commercial corridors. Finally, the plan recognizes the important role street vendors have played in activating the public realm throughout the neighborhood by including policies that encourage the provision of cleaning, preparation, and disposal facilities near popular street vending locations. The Downtown Community Plan Update (adopted in 2023) will encourage community development and revitalization by expanding the areas where mixed use and adaptive reuse are allowed as well as incentivizing the provision of open space that enhances the public realm. In addition, the plan will revitalize the public realm by requiring the provision of paseos and plazas for certain projects. The aforementioned community benefits program will also incentivize the creation of new public open space in larger new developments. The department also initiated the East San Fernando Valley Transit Neighborhood Plan which includes the communities of Panorama City, Arleta and Pacoima.

Developing new sources of funding to support affordable housing and community investment in High Segregation and Poverty areas

H. Develop new sources of financing for affordable housing production and preservation, including sources that also enhance the built environment through transportation, amenities, and infrastructure investments.

The City of Los Angeles successfully supported and advocated for several programs in 2023 that increased funding for affordable and supportive housing. The City received \$9.4 million in Fiscal Year 2023-2024 federal earmarks (also known as “Community Project Funding” or “Congressionally Directed Spending”) for various supportive housing projects (Program 17). The City also secured \$105 million in funding for new interim housing through Homekey Round 3 (Program 20), funding 685 units in five projects.

The City is continually pursuing funding opportunities that support integrated affordable housing, infrastructure, and community development in low resource and high segregation and poverty neighborhoods. In 2023, the City applied for funding for affordable housing and infrastructure projects through Round 7 of the State’s Affordable Housing and Sustainable Communities (AHSC) program and was awarded \$156,738,636 for four projects. These funds will support the construction of 454 new affordable housing units with accompanying bicycle, pedestrian and transit infrastructure improvement within a one-mile radius of the project sites. Of the four awarded projects, three are in High Poverty and Segregation areas and one is located in a Moderate Resource neighborhood (based on the 2023 TCAC map). Additionally, the City was awarded \$35,758,748 through the Infill Infrastructure Grant Program - Catalytic Qualifying Infill Area (IIGC), for an application led by HACLA for five multi-family rental projects and two homeownership projects amounting to 665 new affordable housing units. The majority of the seven projects will serve households at or below 50% AMI with the balance serving low to moderate income households.

Finally, the most significant source of new funding for affordable housing production and preservation is Measure ULA, a graduated transaction tax on real estate transactions above \$5 million. Upon full implementation, early estimates project up to \$672 million to be generated annually for affordable and supportive housing production and homelessness prevention. City staff and the newly appointed oversight board (Citizen Oversight Committee) spent considerable time in 2023 developing guidelines to direct the spending of these new funds (Program 20). In 2023, City staff began work, led by the Measure ULA Citizen Oversight Committee (COC), on drafting the permanent program guidelines for Measure ULA. The City Council and Mayor also approved an allocation of \$150 million of anticipated ULA revenue for FY 2023 towards six of the Measure ULA expenditure categories - with FY 2023 funding supporting the Multifamily Affordable Housing Program as well as all five homelessness prevention programs.

Preserving affordable housing

I. Expand efforts for the preservation and rehabilitation of deed-restricted affordable housing, naturally occurring affordable housing, RSO units, residential hotels and mobile home parks

In 2023, the City met its goal of preserving existing affordable housing at-risk of converting to market rate and preserving naturally occurring affordable housing (NOAH). The stated goal in the Housing Element is to preserve and/or extend the affordability of 300 deed-restricted affordable housing units annually and to monitor 9,412 units and their respective risks of converting to market rate. HACLA successfully extended affordability covenants of 377 RSO units, while LAHD negotiated a 15-year extension for 124 units (Program 27). HACLA also continued to preserve its historic public housing stock through rehabilitation and redevelopment programs. In 2023, 592 public housing units were renovated and 428 are currently in construction (Program 30).

There are currently 5,900 restricted units at risk of expiring in the next five years, and LAHD is in continued collaboration with HCD to enforce state Affordable Housing Preservation noticing laws. Furthermore, at the direction of the City Council, LAHD prepared a comprehensive Preservation Program throughout several months in 2023, which provides deeper analysis of at-risk properties and distinguishing the risk level between projects. City Council approved the Preservation Program in December 2023 with the goal of implementing it upon availability of resources (Program 27).

In addition to these efforts to extend affordability of deed-restricted housing, LAHD maintains a database of units that are restricted by affordable housing covenants. In 2023, the Affordable Housing Inventory included 48,215 units monitored for compliance with covenants (Program 45).

Several Community Plan Updates (Program 65) seek to explicitly preserve naturally occurring affordable housing and RSO units by adding zoned capacity outside of neighborhoods where this form of housing is concentrated. The Hollywood and Boyle Heights Community Plan Updates increased density and floor areas near Regional Centers, around fixed rail transit stations, and on corridors while also preserving lower scale neighborhoods. The Boyle Heights Community Plan Update and the South LA Community Plan Implementation Overlay Update (Approved by City Council in 2023, and under legal review) both preserve rent controlled and naturally occurring affordable units in neighborhoods further away from major transit stops by right sizing allowable

floor area ratios in new construction. These plans incentivize redevelopment away from neighborhoods where these forms of housing exist today, which is intended to alleviate development pressures on existing multifamily residential neighborhoods. The plans also include policies that discourage multi-family demolition permits from being issued prior to approval of a replacement dwelling with equivalent or a greater number of units and utilize new income targeting and strengthened replacement policies to reflect the deeply low incomes in these communities.

Monitoring displacement trends and developing tools to mitigate displacement

J. Carry out Equitable Development and Anti-Displacement Studies that includes recommendations relating to land use, the City's growth strategy, and opportunities to build affordable housing and prevent displacement of protected classes

The City has executed two contracts to identify areas facing displacement and analyze best-practices for displacement avoidance and mitigation. The studies are intended to inform the RHNA rezoning program, long-range planning efforts, and public outreach strategies. The Housing Department's (LAHD) contract focuses on mapping and analyzing areas with high displacement pressure, and the Department of City Planning's (LACP) contract focuses on anti-displacement best practices and policies. The contract managed by LACP was completed in December of 2023, while the remaining contract is currently on track for completion. LAHD's displacement mapping tool will use a wide range of data sources from administrative datasets that include tenant complaints, eviction warning notices, code enforcement violations, tenant buyouts, to parcel-level data from the Housing Element Sites Inventory, and Census data metrics to generate several statistical indices related to displacement risk. The tool will provide the City with better insight into the neighborhoods most at risk of displacement and how resources can be best allocated.

Requiring the replacement of affordable housing, the right to return, and relocation assistance

K. Require the replacement of affordable housing and the right to return for existing residents, including relocation expenses

Following the passage of several tenant protection measures in 2022, the City invested considerable time and resources throughout 2023 to enforce these new protections and

educate tenants and landlords of the expanded applicability. The new protections include an expansion of the City's Just Cause Eviction Protections Ordinance and relocation assistance for economic displacement. The expansion of Just Cause protections went into effect in January 2023 and strengthened relocation assistance for non-RSO rental units, including single-family homes. An estimated 376,000 rental units have access to relocation assistance or higher relocation assistance amounts than before. These newly covered units now require relocation assistance in the event the landlord files a no-fault eviction. The economic displacement protection went into effect in March 2023 and applies to tenants who receive a rent increase of more than 10% within 12 months and are unable to afford the rent increase. If they choose to move out of their rental unit, they are entitled to relocation payments based on the bedroom size of the rental unit. Relocation payments are also required for all residents who are evicted for the purpose of redevelopment. The City subsequently invested time and resources throughout 2023 educating tenants and landlords of these new protections as well as enforcing them.

In 2023, the City completed 624 Housing Crisis Act of 2019 (HCA) Replacement Unit Determination (RUD) applications, resulting in 662 affordable replacement units. The City also processed three AB 2556 determination applications (resulting in 0 replacement units) and 14 Housing Element determinations (resulting in 18 affordable replacement units). This exceeds the goal stated in the Housing Element of completing 550 replacement unit determinations every year.

Conducting code enforcement to promote habitability and minimizing displacement

L. Conduct code enforcement in a way that prevents and addresses habitability violations while minimizing displacement and preserving naturally occurring affordable housing

Comprehensive habitability enforcement is an essential tool to ensure housing is safe and to protect tenants from harassment and displacement. In the City of Los Angeles, partnerships with community-based organizations highlighted the intersection of code violations and displacement pressures. The Housing Element includes a goal of inspecting up to 200,000 multifamily residential units annually. In recent years, staffing shortages and delays due to the COVID-19 pandemic contributed to considerable backlogs in inspections. In 2023, 123,723 new units were inspected, a 6% increase from inspections conducted in 2022 (Program 28). Improvements in code enforcement

capacity are also illustrated by the increases in responsiveness, with 87% of complaints receiving responses within 72 hours and 94.2% of cases reaching compliance within 120 days of inspections.

In 2023, the Housing Department with the assistance of five Outreach Service Providers successfully worked to move 223 properties with 869 units out of the City's Rent Escrow Account Program (REAP), a program designed to address multifamily properties with significant deferred maintenance that have failed multiple code inspections. In the same period, 192 properties with 2,048 units were enrolled in the program. 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. The Housing Department contracts with four organizations that are rooted in the community 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 other RSO violations, and explain all the protections that apply to the tenants (the Housing Department has a fifth outreach contractor specifically for property owners). In 2023, the REAP contractors included Coalition for Economic Survival (CES), Inquilinos Unidos, Strategic Actions for a Just Economy (SAJE), and Inner City Law Center. Between these four organizations, 4,056 tenants in High Segregation and Poverty areas were contacted about code enforcement cases. Additionally, four workshops on the REAP process were conducted with a total of 56 owners and tenants in attendance. Finally, LAHD SCEP inspectors worked with the LA Department of Water and Power (DWP) to prevent 130 utility shut-offs due to landlord negligence. Between 2020 and 2022, due to the COVID emergency declaration, DWP issued a moratorium on shut-offs, rendering this work unnecessary over the last two years.

The Unpermitted Dwelling Unit (UDU) ordinance has also been a tool to preserve existing unpermitted units, many of which are home to low-income tenants vulnerable to displacement. In 2023, LA City Planning received one application for UDU approval and completed three UDU approvals, resulting in the addition of two new dwelling units (Program 56). 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.

Implementing existing tenant rights policies and continuing to develop greater tenant protections

M. Implement existing tenant rights policies and continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services for lower-income households that result in greater housing stability for protected classes

The City undertook immense measures to implement and enforce new tenant protection policies in 2023, representing a culmination of a three-year period of unprecedented actions to protect tenants from unjust displacement. In late 2022, the City Council passed a suite of new and permanent tenant protection policies as it lifted the local COVID Emergency Declaration. Four permanent protections were passed to prevent tens of thousands of evictions or the unnecessary displacement of households still struggling in the aftermath of the pandemic. The new tenant protections include:

1. **Universal Just Cause Eviction Requirement (Program 85):** Effective on January 27, 2023, the City enacted the Just Cause Ordinance (No. 187737) which expands just cause eviction protections (landlords can only evict based on permissible reasons) to all rental units not currently protected under the City's Rent Stabilization Ordinance (RSO) or under State law. For these additional 400,000 rental multi- and single family units, just-cause protections take effect at the end of the initial lease term or six months into the tenancy, whichever comes first. For no-fault evictions, where the tenant is being evicted for no fault of their own, the landlord has to pay relocation costs to the tenant. An economic study is still being conducted that will indicate what staffing resources are needed to administer the program moving forward.
2. **Minimum Threshold for Evictions for Non-Payment of Rent:** Effective on March 27, 2023, landlords can only evict tenants for failure to pay rent for an unpaid rent amount that is equal to or more than one month's fair market rent. Prior to this, landlords could evict a tenant for owing as little as \$1.
3. **Relocation Assistance to Tenants for Economic Displacement:** Effective on March 27, 2023, if a landlord increases the rent within 12 months by more than 10%, and the tenant cannot afford the rent increase, the landlord must pay the tenant a relocation benefit equal to three months fair market rent + \$1411 moving costs. Landlords who own less than four units pay only one month's rent as relocation.

- 4. Landlords Required to File Termination Notices with LAHD:** Within three days of issuing any notice of termination to a tenant, the landlord must file the notice with LAHD. Failure to file the notices provides the tenant with an affirmative defense to any subsequent eviction action.

The City also launched a new emergency rental assistance program in September 2023 with an allocation of \$30,400,000 from the Measure ULA FY 23/24 Expenditure Plan to prevent mass evictions. Prioritization was provided to households at or below 30% of AMI with additional criteria that included households with minor children, seniors (aged 65 and older), and people with disabilities.

During the COVID Emergency Declaration, the City had paused the processing of Ellis Act filings for properties that still had tenants. On February 1, 2023, the City lifted the Emergency Declaration and also the City's pause on the ability to utilize the Ellis Act. However, the City instituted a requirement that the owner issue an additional 60-day notice of intent to move forward with the Ellis Act eviction proceedings. LAHD is working to ensure that tenants are able to stay in their homes as long as legally allowed, that they receive relocation assistance, and in the case of redevelopment of the building, are able to return if they choose to. A total of 296 properties were subject to Ellis filings in 2023, and a total of 11,971 Ellis replacement units were identified by the Housing Department.

The City continues to enforce tenant protections through LAHD investigations. In Calendar Year 2023, the Department received 14,548 complaints for alleged violations of the RSO, COVID-19 renter protections, and/or Just Cause Ordinance violations (Program 32). This exceeds the stated goal in the Housing Element of investigating 10,000 complaints annually and is a 33% increase from CY 2022 when 10,978 complaints were received and investigated. This increase may reflect both the increased enforcement responsibilities of the new permanent tenant protections and the challenges posed by the expiration of the emergency renter protections.

Between January and December 2023, LAHD also received approximately 6,000 complaints alleging violations of the Tenant Anti-Harassment Ordinance (TAHO) (Program 86). Of these, only 20 cases have been referred to the Office of the City Attorney for further review. This volume exceeds the number of TAHO complaints received between the passage of the ordinance in July 2021 and December 2022, which can be explained in part by increased education and awareness around the ordinance. The passage of TAHO in 2021 did not include new funding or staff resources which has made enforcement very challenging. In November 2023, the City approved an allocation

of \$11,219,694 from the Measure ULA FY 23/24 Expenditure Plan to adequately implement TAHO enforcement. The funding will go towards four primary components: 1) the hiring of 15 new staff that will include investigative and inspection staffing for the Los Angeles Housing Department and legal staffing for the City Attorney's Office; 2) technology infrastructure to enable monitoring of "bad actor" landlords who demonstrate patterns and practice of harassment; 3) contracting with community-based organizations to conduct outreach and education to households experiencing harassment; and 4) contracting with non-profit legal aid organizations to pursue civil litigation against landlords in substantial breach of TAHO. Throughout the year, work has also been occurring to develop a new enforcement measure of issuing financial penalties through the City's Administrative Compliance Enforcement (ACE) program.

To further prevent harmful and unjust housing displacements, the City also funds legal services and community-based organizations to protect tenants' rights via its Stay Housed L.A. program (Program 88). In 2023, the City approved an amount of \$29,658,596 for more eviction defense program services. The Stay Housed LA program served 7,300 individuals with full scope legal services and 2,700 limited scope services.

The City has additional programs and resources focused on protecting seniors experiencing housing instability. In 2023, The Los Angeles Department on Disability served 112 seniors with legal services, including housing-related legal assistance (Program 91). To date, the Department has served 255 unduplicated seniors since 2021.

Enforcement of tenant protections is complemented by the City's ongoing commitment to tenant and landlord outreach and education. LAHD hosted 79 public presentations in 2023. The majority of these presentations were held virtually on a weekly basis with various topics including the City's new renter protections passed within the last year. In addition to these public presentations, many presentations were given to Mayoral and Council staff individually and at committee and council meetings. Through Stay Housed LA, the city-funded community-based organizations reached a total of 573,801 tenants through direct outreach since the program's launch in July 2021, hosted 552 educational events, and provided 18,039 tenants with navigation services to help tenants find new housing when their current housing situations become untenable (Program 88).

As part of the RHNA Rezoning (Program 121) the City is developing a Resident Protections Ordinance. The Resident Protections Ordinance is guided by the goal of strengthening protections for the City's renters and ensuring that all residents in areas subject to housing redevelopment pressures are better protected citywide. Provisions

within the Ordinance have been designed to establish and strengthen citywide tenant protections for individuals facing evictions due to the construction of new housing, as well as impose requirements on housing developments that include deed-restricted affordable housing units. Proposed strengthened tenant protections pertain to the right to remain and the right to return to comparable units in a new development. The ordinance expands upon existing regulations for mixed-income development to ensure the quality and equitable distribution of affordable units. It attempts to prioritize Restricted Affordable Units in mixed-income housing development projects for those with the greatest housing need. Additionally, the ordinance extends covenant terms for new restricted affordable housing units to 99 years, enforces affirmative marketing and outreach, and mandates use of the Affordable and Accessible Housing Registry for rental listings. The Ordinance was developed in 2023 and is anticipated to be considered by the City Council alongside the other ordinances included in the Rezoning Program in 2024.