



Housing Development Project Applicability Matrix

PURPOSE: The matrix identifies whether the development type is a “Housing Development Project” for the purpose of implementing the Housing Crisis Act of 2019 (HCA) and certain related requirements and procedures. For project-specific questions, contact the applicable department.

GENERAL INFORMATION: A project identified as a Housing Development Project is subject to the HCA and does not require a project-specific Housing Development Project Determination prior to initiating a Preliminary Zoning Assessment (PZA), requesting a SB 8 Replacement Unit Determination (RUD), submitting an optional HCA Vesting Preliminary Application, or submitting a City Planning application or a building permit application.

A Preliminary Zoning Assessment (PZA) by LADBS is required for all projects creating two or more units as part of an application to City Planning for its development.

If a Housing Development Project does not meet the criteria to use the No Net Loss Declaration, an SB 8 RUD letter from LAHD must be obtained. For more information, refer to the SB 8 No Net Loss Declaration form ([CP-3609](#)).

A Housing Development Project that does not involve the removal of any number of units, is not on a site that has removed any units within the past five years, and where no units were subject to an Ellis Act withdrawal within the past ten years is eligible to submit a SB 8 No Net Loss Declaration form in lieu of the SB 8 RUD.

	Development Type	Housing Development Project (HCA)	SB 8 RUD/ Clearance Required¹	Qualifies for No Net Loss Declaration^{1, 2}	Qualifies for Optional Vesting	PZA for City Planning Applications³
One Single Unit	One Single Unit or One ADU, JADU, or MTH	Yes	No	Yes	Yes	No
Multiple Single Units	ADU + ADU/JADU	Yes	No	Yes	Yes	Yes
	SFD + ADU/JADU	Yes	No	Yes	Yes	Yes
	Multiple Detached Units on the Same Lot	Yes	Yes ⁴	No	Yes	Yes
	Multiple Units on Abutting Lots Developed Together	Yes	Yes ⁴	No	Yes	Yes
Multi-Family	Duplex(es)	Yes	Yes ⁴	No	Yes	Yes
	SB 9 Two Unit Development	Yes	No	Yes	Yes	Yes
	Apartment, Multi-Family	Yes	Yes ⁴	No	Yes	Yes

¹ The HCA replacement provisions and occupant protections only apply to Housing Development Projects located outside a Very High Fire Hazard Severity Zone, as determined by the State Fire Marshal. However, a site located within a Very High Fire Hazard Severity Zone that is also identified on the City’s Housing Element sites inventory may still require replacement units as a condition of any development on the site. Go to the “Housing” tab on zimas.lacity.org for additional housing replacement information on specific sites.

² If a Housing Development Project does not meet the criteria to use the No Net Loss Declaration, an SB 8 RUD letter from LAHD must be obtained. For more information, refer to the SB 8 No Net Loss Declaration form ([CP-3609](#)).

³ A Preliminary Zoning Assessment (PZA) does not apply to Housing Development Projects consisting of only one unit.

⁴ A Housing Development Project that does not involve the removal of any number of units, is not on a site that has removed any units within the past five years, and where no units were subject to an Ellis Act withdrawal within the past ten years is eligible to submit a SB 8 No Net Loss Declaration form in lieu of an SB 8 RUD.

	Development Type	Housing Development Project (HCA)	SB 8 RUD/ Clearance Required¹	Qualifies for No Net Loss Declaration^{1,2}	Qualifies for Optional Vesting	PZA for City Planning Applications³
Multi-Family	Supportive Housing	Yes	Yes ⁴	No	Yes	Yes
	Single Room Occupancy Hotel	Yes	Yes ⁴	No	Yes	Yes
	Mixed-Use Development, 2+ Units	Yes	Yes ⁴	No	Yes	Yes
	Senior Independent Living units ⁵	Yes	Yes ⁴	No	Yes	Yes
Residential Subdivisions	Residential Subdivision, No Plans	Yes	Yes ⁴	No	Yes	No
	Residential Subdivision, Plans	Yes	Yes ⁴	No	Yes	Yes
	SB 9 Urban Lot Split, No Plans	Yes	No	Yes	Yes	No
	SB 9 Urban Lot Split, Plans	Yes	No	Yes	Yes	Yes
	Small Lot Subdivision, New	Yes	Yes ⁴	No	Yes	Yes
	Condominiums, New, Permits Not Issued	Yes	Yes ⁴	No	Yes	Yes
	Condominiums, New, Permits Issued	Yes	Yes ⁴	No	Yes	No
	Small Lot Subdivision, Conversion	No	No	No	No	No
	Condominiums, Conversion	No	No	No	No	No
Other	Transitional Housing	Yes	Yes ⁴	No	Yes	Yes
	Licensed Residential Care Facility, New ⁵	Varies	Varies	Varies	Varies	Varies
	Licensed Residential Care Facility, Conversion	No	No	No	No	No
	Hotel/Motel/Hostel/ Other Similar Use	No	No	No	No	No
	Eldercare Facilities with Licensing Exemptions ⁵	No	No	No	No	No

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2 If a Housing Development Project does not meet the criteria to use the No Net Loss Declaration, an SB 8 RUD letter from LAHD must be obtained. For more information, refer to the SB 8 No Net Loss Declaration form ([CP-3609](#)).

3 A Preliminary Zoning Assessment (PZA) does not apply to Housing Development Projects consisting of only one unit.

4 A Housing Development Project that does not involve the removal of any number of units, is not on a site that has removed any units within the past five years, and where no units were subject to an Ellis Act withdrawal within the past ten years is eligible to submit a SB 8 No Net Loss Declaration form in lieu of an SB 8 RUD.

5 A state licensed community care facility or Eldercare Facility is a Housing Development Project unless it consists solely of institutional group quarters that do not meet the Census Bureau definition of a housing unit. Please note that some residential facilities for the elderly may be exempt from certain otherwise applicable HCA requirements including the application of local rent control (see California Health and Safety Code Section 1569.147).