

Los Angeles General Plan

Housing Element 2021-2029

Annual Progress Report

Program 124: Affirmatively
Furthering Fair Housing

2024

Supplemental Report for Program 124: Affirmatively Furthering Fair Housing

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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 2024 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 Table D of the APR as well as Chapter 6 of the Housing Element.

Program Highlights

In 2024, the City and its residents focused on affirmatively furthering fair housing by:

- Implementing Measure United to House LA (ULA) through an initial allocation of \$150 million in support of affordable housing production, rental assistance, and tenant protections; Approving the Measure ULA Program Guidelines and Implementation Plan, unlocking nearly \$168 million for affordable housing and tenant protection programs for fiscal year (FY) 2024-25;
- Permitting 201 100% affordable housing projects with 15,074 units through ED1;
- Developing three ordinances that constitute the Citywide Rezoning Program (Program 121) which will facilitate and streamline the review of new housing opportunities in high-opportunity areas with good access to jobs and/or transit and protections for vulnerable communities and environmentally sensitive areas. The City Council approved the Citywide Housing Incentive Program (CHIP), Housing Element Sites and Minimum Density (HESMDO), and Citywide Adaptive Reuse (ARO) Ordinances in December 2024. CHIP and HESMDO are effective as of February 11, 2025;
- Strengthening replacement requirements (Programs 28 and 29), enhancing occupant protections (Programs 29 and 122) and codifying fair housing requirements for affordable units Citywide (Program 48) in the Resident Protections Ordinance, approved by the City Council in 2024 and implemented in 2025;

- Expanding housing opportunity by effectuating several Community Plans (Program 65 and 121), including: the Downtown Los Angeles Community Plan (adopted December 2024 and effective January 2025), the South LA Community Plan Implementation Overlay (effective August 2024), the Slauson Transit Neighborhood Plan (effective August 2024), and the Hollywood Community Plan (adopted December 2024 and effective February 2025). Several plans were also approved by the City Council but are under legal review prior to effectuation, including the the El Sereno / 710 Corridor Rezoning (approved November 2024), Cornfield Arroyo Seco Specific Plan Amendment (approved October 2024) and the Boyle Heights Community Plan (approved September 2024); and
- Adopting amendments to the Tenant Anti-Harassment Ordinance (TAHO) to close loopholes and further disincentivize violations.

In 2024 the City of Los Angeles made significant progress in advancing equitable development, neighborhood stabilization, and investment in affordable housing production. The two most prominent work programs that accomplished this were the implementation of Measure ULA and the adoption of the RHNA rezoning program.

The City has continued its progress on a significant RHNA Rezoning Program (Program 121) 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, the Citywide Housing Incentive Program Ordinance (CHIP), and supplemental Citywide Adaptive Reuse Ordinance (ARO), Housing Element Sites and Minimum Density Ordinance (HESMDO), and Resident Protections Ordinances (RPO), seeks to address this need and fulfill the City's state housing obligations. The CHIP aims to increase affordable housing production through incentive-based tools, particularly in areas with access to jobs, infrastructure, and neighborhood amenities, while the RPO minimizes displacement.

The approval of the Measure ULA Program Guidelines and Expenditure Plan established a framework for implementation of eleven new programs focused on the production and preservation of affordable housing - including new tenant-led social housing models - as well as tenant protections and income support programs aimed at preventing homelessness. Approval of the annual Expenditure Plan allowed the City to disburse nearly \$168 million in FY 2024-2025 to support those programs. Of these funds, approximately \$133.3 million is dedicated to affordable housing programs. The City will be able to more meaningfully measure the initial impact of this new source of

funding for projects in 2025, but is expected to provide critical gap funding for projects in its first few months of operation. Because Proposition HHH funds have been fully-committed since 2022, the City financed only 22 projects in 2024 (totaling 1,472 units), compared with 65 projects (with 4,410 units) in 2022. However, the City made progress on affordable housing production through a Mayoral Executive Directive (ED1), which permitted 201 projects with 15,074 affordable units in 2024.

While the City made significant enhancements to local funding sources available for affordable housing production, preservation, and tenant protections, the 2024 APR also revealed several implementation challenges that persist. In particular, the volume of complaints filed through the Tenant Anti-Harassment Ordinance (TAHO) has been difficult for LAHD to manage without meaningful resources for enforcement. Of the 6,217 complaints filed by tenants alleging harassment in 2024, only seven citations were issued by the Department in the same period. More robust enforcement of TAHO will also support the Department in operationalizing correlative policies to deter harassment in the Resident Protections Ordinance and South LA Community Plan Implementation Overlay, both passed in 2024.

The City also confronted the urgent need for additional funding sources to continue pursuing both affordable housing preservation and production projects. In 2024 there was one preservation project restricting 106 units through 2034, while there are 4,992 restricted units at risk of expiring before 2028.

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
- Developing pathways to homeownership

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.

- 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 in Chapter 6 of the Housing Element 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

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

this through a combination of new construction, rental assistance and social service programs, zoning tools, and fair housing investigations.

AcHP continues to increase the supply of accessible, affordable housing units in Los Angeles. In 2024, the Los Angeles Housing Department (LAHD) certified the accessibility standards of 634 accessible housing units, an increase of 22% from the 517 units certified in 2023. Between 2021 and 2024, LAHD provided 1,486 new accessible housing units. This represents 37% of the program goal to provide 4,031 accessible housing units by September 2026.

LAHD also achieved a 94% compliance rate with Fair Housing Policies among occupied housing developments subject to AcHP, meeting the program goal of maintaining a 90% certified compliance rate for the more than 900 housing developments subject to AcHP. For non-compliant units, the City continued to implement a corrective action and enforcement process. As more developments comply with accessibility standards, the City anticipates more accessible housing units will become available.

The City also made continued enhancements to its training program, grievance process, and Affordable & Accessible Housing Registry. In 2024, the City hosted fair housing and disability trainings for 1,653 individuals (+17% from 2023) and addressed 374 grievances (+23% from 2023).

The City also provides rental assistance and direct services for people with disabilities and other special needs. As of December 31, 2024, the Housing Authority of the City of Los Angeles (HACLA) is administering 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 and interpersonal violence. In 2024 the City provided services for 1,642 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 2024, the City 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 departments developed four ordinances that constitute the Citywide Rezoning Program (Program 121), which were approved by the City Council in December 2024. Throughout 2024, LACP and LAHD conducted public outreach and

economic feasibility analysis to refine features of the ordinances that address special needs groups. Of particular note, the Rezoning Ordinances include strategies to incentivize deeper affordability through mixed affordability incentives and replacement requirements that include Extremely Low Income (30% AMI) and Acutely Low Income (15% AMI) Households. The ordinances also incentivize family-sized units, and provide greater housing opportunities for people with disabilities and seniors. In addition to the Citywide Rezoning program, both the Downtown LA and Boyle Heights Community Plans include an incentive program for Acutely Low Income Households (Program 81). The Downtown Community Plan update will also include an “inclusionary” housing incentive system, requiring that newly constructed residential projects include at least a percentage of affordable units.

Finally, through its contract with the Housing Rights Center (HRC), the City investigates Fair Housing complaints. In 2024, HRC received 8,892 general housing inquiries, including 1,198 discrimination complaints, of which 943 discrimination complaints were counseled and referred. 174 cases were opened for deeper investigation. Approximately 70% of the cases opened served constituents under disability-protected class, with 89 cases related to physical disability and 31 cases related to mental disability (Program 84).

Through a local City Planning process, the City also allows for individuals with Disabilities to request Reasonable Accommodations provided by the Federal Fair Housing Amendments Act of 1998 and California’s Fair Employment and Housing Act. In 2024, the Department of City Planning received and completed 7 requests for Reasonable Accommodations (RAO). Also in 2024, the Department of City Planning made efforts to revise its Reasonable Accommodations (RAO) forms and instructions, with updated forms anticipated in 2025. (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.

The 2024 Point in Time Count found that there were 45,252 people experiencing homelessness in the City of Los Angeles on any given night. This represented a 2.2% decrease overall compared with 2023, while unsheltered homelessness dropped by

10.4% (from 32,680 in 2023 to 29,275 in 2024) and the number of people in shelters rose by 17.7% (from 13,580 in 2023 to 15,977 in 2024).

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 2024, LAHD financed 1,472 permanent supportive housing units through the HHH program (Program 18).

The City is obligated to increase funding for homelessness related work programs 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 2024, 4,815 interim and permanent supportive housing beds were open and occupiable under the Alliance Settlement Agreement (Program 92). Additionally, as of December 2024, 7,493 Roadmap beds were open and occupiable, including 2,414 rapid rehousing and shared housing point-in-time placements overseen by LAHSA. The City also continued operations and services in 2024 at Tiny Home Villages, Safe Parking, Safe Sleep, and A Bridge Home sites.

In addition to its myriad efforts to increase the City's supply of transitional and supportive housing, HACLA continued its commitment of permanent supportive housing assistance to almost 29,000 households through various rental assistance programs in 2024 (Program 92). This commitment included an additional 13 Emergency Housing Vouchers awarded in 2024 beyond the 3,365 HACLA already administered (Program 128). HACLA also continued to administer 4,865 HUD-VASH vouchers (Program 100) to support the Homeless Veterans Initiative, as well as 4,181 certificates through the Continuum of Care Program (Program 105).

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 at the FamilySource Centers. While the County funds the Family Solution Centers, LAHD-funded programs, including Navigation Centers, are co-located within these centers in the City of LA to provide additional resources for individuals experiencing homelessness. In 2024, the Solid Ground Program provided comprehensive case management and housing stability services to 2,239 households out of these centers, a marked increase from the 722 households served in 2023.

Voucher assistance to increase housing mobility

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

HACLA continued to prioritize resources for people at-risk of homelessness and to increase voucher utilization in Higher Opportunity Areas (Program 102). HACLA implemented a Mobility Demonstration Voucher program with the assistance of federal funding in December 2022, and as of December 31, 2024 had 111 participant families enrolled to receive mobility-related services.

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.

In 2024, the City reached several significant milestones with the RHNA Rezoning Program (Program 121) which seeks to increase housing opportunities (adding 255,432 units of housing capacity) and affordable housing production in Higher Opportunity Areas. In 2024, staff released draft ordinances and moved them through the City's adoption process. The drafts were informed by feedback received during award-winning Community Based Organization outreach with organizations across the City. Staff also conducted a number of economic studies to inform the ordinances. The Mixed Income Incentive Program (MIIP) is a centerpiece of the program, introducing a number of incentives along corridors and near transit in Higher Opportunity areas. Through the Rezoning Program, approximately 63% of the City's lower income capacity is located in Higher Opportunity Areas, with over 90,000 of those parcels located in residential zones.

The Citywide Housing Incentive Program (CHIP) Ordinance will also streamline the approval of affordable housing, removing uncertainty that can make developing in Higher Opportunity Areas risky. In 2023, the City amended the zoning code to exempt deed-restricted units from counting towards the 50 unit residential unit threshold required for Project Review, a discretionary process. CHIP further streamlined Project Review for mixed-income, multifamily housing by exempting any project that provides restricted affordable units on-site consistent with the set asides required to be exempt from the City's Affordable Housing Linkage Fee (8% ELI, 11% VLI, 20% LI, or 40% MI).

These two amendments remove additional layers of review for projects that provide affordable units.

The various Community Plan Updates underway and recently adopted introduce changes to the land use mix, zoning intensity, and in some cases apply a local affordable housing incentive program. Many of the plans currently underway and recently adopted will increase affordable housing opportunities in Higher Opportunity Areas (see Program 65 for details). This includes the Hollywood and DTLA plans (both effective as of February 2025), and plan updates on the Westside, Southeast Valley and Southwest Valley which are currently under way.

The City continues to implement Executive Directive 1, which expedites affordable housing production citywide, and establishes a predictable review process for projects in Higher Opportunity Areas. The Executive Directive requires the City to complete the approval process for 100% affordable housing within 60 days and post-permit approvals must take no longer than 5 days. Since February 2023, the city has followed a ministerial approval process for all ED1 100% affordable projects. This ministerial approval process has yielded 15,074 approved units in 2024. A total of 2,974 (19.7%) of the proposed ED1 units are located in High and Highest Resource areas. This compares to 1,600 units (14%) of the total affordable units permitted in these areas over the last 10 years. The City Planning Department prepared a permanent Affordable Housing Streamlining Ordinance, which would codify many of the provisions of the Executive Directive. It was approved by the City Planning Commission in November 2023 and is currently pending scheduling with the City Council.

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.

LAHD did not release a Notice of Funding Availability (NOFA) in 2024, but did award funding through the ULA Accelerator Plus Program. The Accelerator Plus Program was approved as the interim program to implement the \$56.8 million allocated to the Multifamily Affordable Housing Program in FY 23/24. Following a competitive NOFA

round, in 2024 LAHD recommended 9 projects for a total of \$55.6 million in ULA funding. Those awards helped projects close financing gaps, supportive housing construction of 795 new affordable homes.

The Department released funds through additional iterations of the Fast Track loan program, a gap financing program supporting projects in construction. Project gaps have become much more common due to high interest rates and insurance costs. Through the Fast Track program, the department issued funds to 19 projects.

The City continued to pursue other successful avenues of increasing its affordable housing stock in higher resource areas, including acquisition of market rate properties. HACLA acquired two properties in 2024 with a total of 455 units (Program 30). The first property was a 100% market rate project in a Moderate Resource area with 120 units, and the second was a 355-unit Density Bonus project in a Highest Resource area.

The City continued to advance development on city-owned land (Program 15), with LAHD's Land Development Unit (LDU) managing a portfolio of 34 city-owned properties in 2024. These projects were in various stages, including those with executed Development and Disposition Agreements or Exclusive Negotiation Agreements, in upcoming Request for Proposals, or under construction. These properties have the potential to result in the development of as many as 566 affordable housing units. However, due to rising interest rates and increased construction costs, LDU is actively seeking additional funding sources for some of these projects. LDU was also awarded funds through the Regional Early Action Program (REAP) 2.0 Housing Infill on Public and Private Lands (HIPP) Pilot Program in 2024 to conduct pre-development financial analysis, design and environmental review prior to disposition. The goal for these funds is to create a database of the most feasible sites for developers to propose development projects on in future Requests for Proposal (RFPs).

Additionally, in 2024 the City Council approved permanent Program Guidelines which will facilitate implementation of the ULA Alternative Models Program and the ULA Acquisition and Rehabilitation of Affordable Housing Program (Program 16). With the approval of the Program Guidelines in 2024, LAHD is now able to solicit approximately \$112 million in project applications in 2025 across the two programs. It is expected that these funds will support preservation of affordable housing and the development of new permanently affordable housing units that provide tenant-led governance models.

In addition, the CHIP Ordinance - through the Affordable Housing Incentive Program (AHIP) - will further the development of 80-100% affordable housing in Higher

Opportunity Areas (Programs 48 and 121). The AHIP also includes significant new incentives for projects located on publicly owned land or zoned for Public Facilities (PF). The new incentive allows the City Council to approve new affordable housing projects on land owned by certain public agencies through a streamlined approval process. Additionally the program supports innovative housing strategies including 80% affordable faith based projects and shared equity projects to encourage alternative models for affordable housing production (Programs 4 and 62).

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.

The City continued to fund homeownership opportunities for lower and moderate income households through the Low-Income Purchase Assistance (LIPA) Program and the Moderate Income Purchase Assistance (MIPA) Program, both administered by LAHD (Program 1). In 2024, LAHD successfully assisted 151 low-and moderate-income, first-time homebuyer families consisting of 372 household members to purchase homes within the city. The total investment between the two programs was \$20,320,378 of purchase assistance loans. This exceeded the Housing Element goal of executing 150 loans annually, but was a slight decrease compared with the 160 households assisted with a total investment of \$18,954,591 in 2023. In previous years these efforts were in part assisted by funds from the Affordable Housing Linkage Fee, but LAHD has paused the expenditure of these funds until the conclusion of related litigation. In 2024, LAHD utilized the balances of previously appropriated linkage fees for both LIPA and MIPA. With the approval of the ULA Homeownership Opportunities Program Guidelines in December 2024, approximately \$11.7 million will be available in ULA funds during FY 2024-25 to support the LIPA program.

HACLA has also operated the Section 8 Homeownership Program (Program 2) since 2000, and over the last 24 years has successfully assisted 72 clients in becoming homeowners. Of the 72 clients, 20 are still in the program and receiving assistance. In 2024, the average housing assistance payment for the 20 homeownership program participants was \$907.20. While HACLA maintains these program participants, it will not be able to expand the program for the foreseeable future and new enrollments were suspended in 2024.

The City also continued its 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 programs will develop the capacity of Community Land Trusts (CLTs) and support tenant ownership models (Program 4 and 16).

In August 2024, the ULA Citizens Oversight Committee passed and the City Council subsequently approved program guidelines for the ULA Capacity-Building Program, which will provide training and technical assistance to community based organizations, community land trusts, non-profit affordable housing developers and property management groups, in order to support successful outcomes for tenant engagement, leadership, management and ownership of housing (Program 90). This program will be funded by ULA funds, and LAHD released the Request for Proposals (RFP) for a contractor to provide these Capacity-Building services in November 2024 with an anticipated award date in the Spring of 2025.

The Citywide Housing Incentive Ordinance (CHIP) (Program 121) includes both missing middle housing, faith based housing incentives, and shared equity incentives to encourage homeownership. The Corridor Transition (CT) incentive program within CHIP aims to produce missing middle housing by offering incremental density and FAR bonuses on sites with lower density zoning. It also enables development of for-sale housing typologies, as CT incentives can be combined with a subdivision case and processed ministerially. The program is only applicable on sites near transit and located in higher opportunity areas, with the intention of bringing more homeownership opportunities to neighborhoods with limited for-sale housing. The Affordable Housing Incentive Program (AHIP) supports the development of 80-100% affordable housing, including shared equity projects. In alignment with the Housing Element (Program 4 and 62), AHIP establishes a unique incentive for housing on land owned by Community Land Trusts or Limited Equity Cooperatives and land owned by Faith Based Organizations as those types of organizations are defined in the state tax code. Projects are granted smaller building form and lot incentives to encourage gentle density. The more flexible 80% affordability requirement of the Shared Equity Project type aligns with the City's Measure ULA guidelines for Alternate Models for Permanent Affordable Housing, and helps finance the creation of limited equity housing using a small portion of market rents or sales.

In 2023, Mayor Bass issued Executive Directive 7, which requested a report back from City Planning on strategies to encourage the development of for-sale housing and

support home ownership opportunities through land use and zoning tools to the Mayor's Office. The report recommended for the Department of City Planning to prepare a homeownership ordinance to promote more affordable for-sale housing options. The report mentioned allowing for the sale of ADUs pursuant to AB 1033, as well as incorporating state laws that allow for ministerial lot splits and small lot subdivision (SB 9 and SB 684/1123) The City began this work program in December 2024.

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 2024 the City continued efforts to prioritize mobility improvements in low-income areas (Program 133). Following the adoption of the Community Health and Equity Index in 2023 that standardizes prioritizing transportation equity across programs, the Los Angeles Department of Transportation (LADOT) recommended to City Council in 2024 that the index serve as a citywide metric. This would allow transportation projects, programs, and services to use a common standard definition across agencies and effectively synchronize equity efforts.

LADOT also continued the success of the Universal Basic Mobility Pilot program in South LA, a \$30 million program launched in 2021 with the support of California Air Resources Board (CARB) Sustainable Transportation Equity Project (STEP) and Transformative Climate Communities (TCC) state funds. The program expands mobility options in South LA by introducing approximately 10 components, including a transportation subsidy called mobility wallet that provides participants with \$1,800 annually for transportation expenses. In 2024, LADOT expanded mobility wallet participation to an additional 1,000 qualifying low income residents in South LA, effectively doubling the program scale and reach. Mobility wallet will be coupled with new active transportation infrastructure projects (including car share, bike share, new connections to transit, electrification and charging infrastructure, workforce training) to support equitable transportation in South LA. LADOT also expanded publicly-accessible electric vehicle chargers in 2024 with 26 new chargers in parking lots of public libraries and public parks in South LA. Finally, LADOT also launched the e-bike library for 250 bikes to be available for long-term loan to residents of South LA.

In 2022, in an effort to address structural racism and 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 Civil + Human Rights and Equity Department (Program 135). L.A. REPAIR will distribute roughly \$8.5 million directly to nine historically underserved neighborhoods, or REPAIR Zones. In Spring 2024, the program held its community vote on proposals from nonprofits planning to serve the Arleta-Pacoima, Harbor Gateway-Wilmington-Harbor City, Skid Row, South Los Angeles, West Adams-Baldwin Village-Leimert Park, and Westlake REPAIR Zones. Community members selected programs and services that provide social services including community gardening, afterschool programming, and career training. All winning projects, including those selected for Boyle Heights, Southeast Los Angeles, and Mission Hills - Panorama City - North Hills, are currently completing the City's contracting process, and are expected to start services in 2025.

The City of Los Angeles Jobs and Economic Development Incentive Zones (JEDI) Program provides economic development incentives for underserved areas that experience persistent unemployment and underemployment, low and moderate household income earnings, and neighborhood instability (Program 134). The program aims to gradually create economic equity citywide by promoting and expanding local businesses, resulting in greater employment opportunities and more financially secure communities. The City has established nine JEDI Zones since the launch of the program, with 208 businesses enrolled in the program in 2024. Thus far the program has assisted 12 businesses with building compliance matters, referred 112 businesses to access \$1,143,860 in capital, connected 49 businesses to an employer connect program, and processed 138 businesses to receive facade improvement grants of \$75,000 each.

The LA Economic & Workforce Development Department (EWDD) deployed a total of \$8,320,000 in grants assisting 718 small businesses in 2024, targeting businesses located in areas of highest need through the Microenterprise Grant Program (Program 134). EWDD continued to operate 10 BusinessSource Centers that conducted outreach to over 7,000 businesses in 2024, enrolled 1,340 businesses into various programs and courses, and processed 466 loans for a total of \$24,257,716 in capital infusion. Additionally, EWDD operates 14 WorkSource Centers and served 16,389 Angelenos with employment services in 2024.

Another essential place-based strategy in lower-resource communities in 2024 were the targeted investments made in the City's public housing stock through preservation,

redevelopment, and expanding services. In 2024, HACLA completed the rehabilitation of all 377 units at Pueblo Del Sol (Program 24). HACLA also continued to secure financing commitments from the State and Federal governments to proceed with the redevelopment of the remaining 96 units at Rose Hill Courts. HACLA also closed on the development of 327 N Harbor, the offsite phase of the redevelopment of Rancho San Pedro public housing site in November 2024. At the Jordan Downs redevelopment site, HACLA closed on the construction of 75 units, and received temporary certificates of occupancy for 76 units. Finally, HACLA received an AHSC award from the State and a grant from the US Department of Transportation to support the development of an additional 100 units at Jordan Downs.

Throughout 2023, LAHD, HACLA, and its consultant partners developed the City of Los Angeles' 2023-2028 Assessment of Fair Housing (AFH) Plan (Program 123). In 2024, the AFH goals and strategies chapter was finalized by LAHD and HACLA, and was subsequently approved by the HACLA Board of Commissioners in February 2024 and the Los Angeles City Council in March 2024.

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 2024 the program continued to implement brownfield grants funded by the United States Environmental Protection Agency (USEPA) and California EPA (CalEPA) to conduct environmental assessment and cleanups that will facilitate the revitalization of brownfields, transforming them into affordable housing projects, mixed-use developments with residential components, open spaces, and parks. Additionally, the program pursued grant opportunities from the USEPA for a cleanup grant and community-wide assessment grant.

In addition to direct investment, the City has continued working on several land use planning initiatives aimed at addressing the needs of lower resource and High Segregation and Poverty Areas. Most notably, City Planning's Environmental Justice Policy Program continues to explore a variety of updates to the General Plan with the goal of advancing environmental justice and addressing the disproportionate impact of environmental burdens on Los Angeles's environmental justice communities. The program aims to centralize and strengthen environmental justice policies in the City's General Plan. The program consists of updates to the City's Health, Air Quality, and Open Space Elements, as well as a Climate Vulnerability Assessment (CVA). The CVA will inform the overall approach to environmental justice policy development. Staff

released an initial outreach and engagement summary in September 2024, which summarizes feedback received during a variety of public outreach events throughout 2023-24. Staff will continue to work towards the release of draft plans in 2025.

The City's Community Plan Update program (Program 65) consists of numerous efforts in Low Resource and High Segregation and Poverty areas. The Community Plans amend land use and zoning, with the shared goals of addressing housing needs, planning around existing and incoming transit infrastructure, and supporting workforce development in order to improve access to opportunity and enhance quality of life. The Harbor-Gateway and Wilmington-Harbor City plan updates (approved by the City Planning Commission in February 2024) additionally seek to address the legacy of contamination and land use incompatibility in the harbor area, to incentivize jobs in new hybrid-industrial areas, and to preserve industrial districts with enhanced zoning tools. The Boyle Heights Community Plan (approved by Council in September 2024 and in legal review) also encourages neighborhood stabilization beyond housing through preservation of small businesses, encouraging small-scale neighborhood retail, and supporting street vendors through various zoning tools and aspirational policies in the plan text. The Downtown Community Plan Update (adopted December 2024 and effective February 2025) also shares the core goals of Community Plan Updates generally, while additionally encouraging provision of privately owned publicly accessible open space as part of its local incentive program.

Transit Neighborhood Plans (Program 65) are another tool to incentivize investment in Low Resource Areas. Specifically, the Transit Neighborhood Plans (TNPs) link land use incentives with transit infrastructure, identifying new housing opportunities and place-making strategies. The Slauson TNP in the Southeast LA, South LA, and West Adams-Baldwin Hills-Leimert Community Plan Areas (effective August 2024), expands affordable housing, incentivizes green businesses and activates a Metro-adjacent bike path through its new zoning tools and incentives. The Orange (G) Line TNP in Van Nuys and North Hollywood, and the East San Fernando Valley TNP along the proposed Metro light rail in Pacoima, Arleta and Panorama City are both currently in development, and seek to expand housing and employment opportunities once adopted.

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 successfully advocated for several programs that increased funding for affordable housing in 2024. Among these accomplishments are SB 1500, which was sponsored by Mayor Bass, which gives housing providers certainty needed to fully utilize Federal Housing and Urban Development (HUD) granted presumptive eligibility waivers (Program 17). The City also received \$59 million from the Federal government for outreach activities, time-limited subsidies, and permanent supportive housing. HACLA received \$23.1 million from Community Development Block Grant (CDBG) for the acquisition of land to build 166 affordable units (Program 20).

The City also continued to pursue funding opportunities in 2024 that support integrated affordable housing, infrastructure, and community development in Low Resource and High Segregation and Poverty areas. In 2024, the City was awarded \$103,924,811 through the State's Affordable Housing and Sustainable Communities (AHSC) program (Program 9). This award supports three projects with 351 housing units, 337 of which will be affordable, as well as bicycle, pedestrian, and transit infrastructure improvements within a one-mile radius of the projects. Two of these projects (Alveare Family and Century + Restorative Care Village) are located in a Moderate resource area, and one (Jordan Downs Phase S6) is located in a High Segregation and Poverty area.

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 December 31, 2024, since its inception the tax had generated over \$513.7 million in revenue, with monthly revenue collection continuing to trend upward. Based on the revenue that was collected in the first six months of FY 2024-25 alone (over \$201.4 million from July through December), the program was on track to exceed the \$300 million that was forecasted to be collected that fiscal year. The FY 2024-25 ULA Expenditure Plan, approved by the City Council in December 2024, allocates nearly \$168 million to the production and preservation of affordable housing and homelessness prevention programs – with subsequent year expenditure plans anticipated to more than double the amount of funding that will be allocated to these programs. In 2024, led by the work of the ULA Citizen Oversight Committee, the City Council unanimously approved Program Guidelines that established the framework for implementation of these 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

The Housing Element includes a goal of preserving or extending the affordability of 300 deed-restricted affordable housing units annually and monitoring 9,412 units and their respective risks of converting to market rate (Program 27). In 2024, the City prioritized preservation funds for one project that preserved 106 units with expiring covenants through February 2034. In previous years, one of the principal sources of funding for preservation projects was the Affordable Housing Linkage Fee (AHLF), which generated over \$155.9 million in revenue between 2018 and 2024. That funding was not available for preservation projects for the majority of 2024 due to pending litigation. LAHD will not spend any new money from the AHLF until the lawsuit has been resolved, which is anticipated to occur in August 2025.

Despite this setback, the City made significant progress in creating a pathway to make more local funds available for preservation projects through the ULA Alternative Models: Preservation Program and the ULA Acquisition and Rehabilitation: Preserving Affordability Program, for which City Council approved Program Guidelines and an implementation plan in December 2024 (Program 16). This action will enable LAHD to issue at least \$41 million in preservation funds in 2025, with more funding anticipated to be authorized through the FY 2024-25 ULA Expenditure Plan to be considered by the City Council in late Spring 2025. Additionally, the ULA Acquisition and Rehabilitation: Small Naturally Occurring Affordable Housing (NOAH) Program – for which Program Guidelines were also approved in December 2024 – will establish over \$14.6 million in funding in FY 2024-25 that will be available to support acquisition of small NOAH properties by community-based non-profits and community land trusts (CLTs). The City will issue an RFP in 2025 to procure a Fund Administrator to implement the program and enable expeditious award of funds to pre-qualified borrowers.

There are 4,992 restricted units that are at risk of expiring before December 31, 2028, which LAHD is responsible for monitoring. The Department continues to collaborate with HCD to enforce state affordable housing preservation noticing laws, including collaboration on a “Letter to Owners of Expiring Covenant.” In addition, LAHD maintains a database of units that are restricted by affordable housing covenants. In 2024, the

Affordable Housing Inventory had a total of 51,395 units monitored for compliance with covenants (Program 45).

HACLA also continued to preserve its historic public housing stock through rehabilitation and redevelopment programs (Program 30). In 2024, HACLA completed rehabilitation of 528 units at Pueblo Del Sol and Jordan Downs, and continued construction of 196 units at Rose Hill Courts and Jordan Downs.

The recently adopted Resident Protections Ordinance (Program 121) also requires all affordable units to have 99 year affordability covenants, up from the typical 55 year covenant length. This citywide standard aligns with various local programs that have recently introduced a 99-year requirement, including the Hollywood and Downtown Community Plans (adopted in December 2024 and effective in February 2025) and the proposed Boyle Heights Community Plan (approved by Council in September 2024, currently under legal review prior to effectuation). Notably, the RPO will require the replacement of all demolished units subject to the Rent Stabilization Ordinance with affordable units covenanted for 99 years. This will expand the number of units subject to these longer affordability covenants.

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 continued work to identify areas facing displacement and analyze best-practices for displacement avoidance and mitigation. The Housing Department (LAHD) concluded work on its Displacement Assessment Risk Tool (DART), to identify areas most at risk for displacement. The analytical mapping tool is based on a range of metrics including, but not limited to: household demographics, tenant complaints, eviction warning notices filed, code violations, recent ownership change, and zoning capacity for parcels. Three primary parcel-level indices were formulated: renter threat, habitability severity, and redevelopment potential. In addition, DART allows the analysis to scale up to higher geographies such as census tracts, neighborhoods, zip codes, community plan areas, and council districts.

The Resident Protections Ordinance (RPO) established consequences for chronic tenant harassment, with harsher penalties for areas with a high-risk of displacement as determined by the DART. The RPO requires the City to create an Anti-Harassment Violators Database, with owners who receive three final Tenant Anti-Harassment Ordinance (TAHO) citations within ten years. In zones at risk of displacement per the DART, any owner with one TAHO citation in five years will be added to the database. Once added to the database, owners will have permits involving new construction, major renovations or additions withheld or revoked for up to five years. The database is being piloted in the South Los Angeles Community Plan Area, and should be effective citywide in 2026.

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 TAHO complaints. In 2024, LAHD received 200,724 eviction warning notices. Of these, 42% were for rental units in Low Resource areas, 24% were in Moderate Resource areas, and 33% were in High and Highest Resource areas.

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

In 2024 the City made significant progress to enhance replacement obligations, occupant protections and relocation compensation for projects that displace existing residents. Following the expansion of Just Cause protections to approximately 376,000 units in 2023, LAHD continued to administer these expanded protections as well as educate both tenants and landlords of the new policies.

In 2024, LAHD completed 431 of 507 received Housing Crisis Act of 2019 (HCA) Replacement Unit Determination (RUD) applications, resulting in 552 affordable replacement units. The Department also completed 3 AB 2556 determination applications resulting in 105 affordable replacement units, as well as 9 Housing Element determinations resulting in 5 affordable replacement units. This came to a total of 443 completed RUDs in 2024, above the goal set in the Housing Element of completing 200 new SB 330 RUDs every year (Program 29).

Most meaningfully, as part of the RHNA Rezoning (Program 121) the City developed a Resident Protections Ordinance (RPO) which was approved by the City Council in December 2024. The RPO codifies the Housing Crisis Act (HCA) replacement requirements and occupant protections for housing projects beyond the sunset date in state law. The RPO also enhances state HCA requirements in several ways:

- **RSO Unit Replacement:** When RSO units are demolished for new development, the RPO requires 100% of those units to be replaced, up from 65% under the prior framework established in Government Code 65915(c)(3). Studying 100% (or 1:1) replacement was a key policy of the Housing Element (Policy 2.2.1) that the RPO delivers on (Program 28 and 29).
- **Enhancements to HCA Occupant Protections:** The RPO also enhances occupant protections guaranteed by the HCA. The right to return is provided to all lower income tenants consistent with state law. The right to return if demolition does not proceed is afforded to all occupants. Under the right to return, and right to return if demolition does not proceed, returning tenants are offered their prior rental rate if it is lower than their affordable housing cost based on income category. Also, returning tenants are provided a comparable unit, which must have the same number of bathrooms as their prior unit, in addition to the same number of bedrooms already required by Government Code 66300.6(b)(4)(C). The right to relocation under the HCA requires that lower income households must receive relocation payment equivalent to the relocation benefits required to be paid by public entities pursuant to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1. The RPO introduced three options to comply: (1) pay the local formula amount in the RPO, (2) relocate a tenant to a comparable unit with relocation payment, or (3) pursue the state formula with a consultant (Program 29, 48 and 122).

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 that tenants are living in housing that is healthy, safe, and free from harassment. The Housing Element includes a goal of inspecting up to 200,000 multifamily residential units annually (Program 22). Over the past several years, LAHD has worked to overcome significant delays and backlogs in inspections due to the COVID-19 pandemic and staffing shortages. After an uptick in inspections in 2023, LAHD continued to improve on its inspection rate, reaching 136,914 units throughout the year. This represents an 8% increase from inspections conducted in 2023, and can be attributed to the department filling nine vacant Housing Inspector positions in 2024. This increased capacity also contributed to further improvements in responding to code enforcement complaints, with 93% of complaints responded to within 72 hours, up from 87% in 2023. Similarly, 96.6% of cases reached compliance within 120 days of the SCEP inspections, up from 94.2% in 2023.

LAHD partners with community-based organizations to address the intersection of code violations and displacement pressures. LAHD worked with five Outreach Service Providers in 2024 to close 180 properties with 1,208 units out of the Rent Escrow Account Program (REAP), a program designed to address multifamily properties with significant deferred maintenance that have failed multiple code inspections (Program 38). The Department also opened new REAP cases for 110 properties with 521 units in 2024, representing a decline from the 192 new cases with 2,048 units opened in 2023.

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 2024, the REAP contractors included Coalition for Economic Survival (CES), Inquilinos Unidos, Strategic Actions 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). In 2024 these partnerships resulted in tenants being contacted through US Mail, telephone calls, and site visits a total of 8,854 times. Additionally, the Outreach Service Providers and LAHD hosted four workshops attended by 34 property owners and tenants to better understand the REAP process and how to remove the properties from REAP. Finally, LAHD inspectors worked with the LA Department of Water and Power (LADWP) to prevent 22 utility shut-offs due to landlord negligence.

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

Over the last five years, the City has undertaken significant measures to enact and enforce new tenant protections. This has emerged as a principal priority as elected officials and departments have come to understand the risks of displacement leading to homelessness and other unwanted negative outcomes. In 2022, the City Council passed a suite of permanent tenant protections as it lifted the local COVID Emergency Declaration: 1) Universal Just Cause Eviction Requirement (Program 85); 2) Minimum Threshold for Evictions for Non-Payment of Rent; 3) Relocation Assistance to Tenants for Economic Displacement; and 4) Landlord Requirement to File Termination Notices with LAHD. These new policies reduced the legal avenues through which tenants can be evicted, increased required monetary compensation to tenants for certain legal evictions, and added a layer of transparency and notice to allow the City to be aware of upcoming eviction actions. In 2023, the City dedicated considerable resources to implementing these new policies, and while it continued to do so in 2024, the City further expanded its efforts to reduce harmful displacement.

In December 2024, City Council passed Right to Counsel which will build an onramp to provide every low-income tenant facing eviction with legal representation by 2029. The need for legal representation is underscored by the continued demand for the Stay Housed LA Eviction Defense Program (EDP), operated in conjunction with LAHD since the beginning of the COVID-19 pandemic. From the start of the program, EDP has served approximately 15,900 tenants with legal services, including 3,661 with

limited-scope (legal advice on various matters short of full representation in an eviction trial) and 12,239 with full-scope legal representation cases (Program 88). In 2024, EDP reached a total of 43,974 tenants facing eviction, serving 21,276 tenants with navigation services, and hosted 227 workshops in the City with 4,107 cumulative attendees. The goal of the new Right to Counsel program is to scale up services over the next four years to be able to represent all low-income tenants who received an eviction complaint. The program's expansion will be funded mostly by Measure ULA, with 10% of the ULA's Homelessness Prevention Program's funding dedicated to Eviction Defense/Prevention. In the FY 2023-24 and 2024-25 ULA Expenditure Plans, the total dedicated funding for ULA Eviction Defense/Prevention is over \$29.2 million. In future years, this funding will expand substantially.

In the FY 2023-24 and FY 2024-25 ULA Expenditure Plans, the ULA Homelessness Prevention Program also includes over \$73.1 million in funding for other critical efforts to stabilize lower-income tenants. These funding commitments include:

- A total of \$30.4 million to fund emergency rental assistance;
- Over \$25.6 million for an income support program for rent-burdened at-risk seniors and persons with disabilities to stabilize their housing;
- Over \$5.8 million for tenant outreach and education especially targeting tenants in buildings that have been targeted for redevelopment to ensure they understand their rights to be free from harassment, to relocation benefits, and to return to the redeveloped property, and
- Over \$11.2 million to support the City's implementation and enforcement of the Tenant Anti-Harassment Ordinance (TAHO).

This dedicated funding will allow the City to sustain and scale existing successful programs and invest in new programs to reach more lower-income tenants.

In 2024, LAHD processed a total of 262 Ellis cases and identified 12,471 Ellis replacement units (Program 87). This was a slight decrease from the 296 received in 2023 when the local COVID Emergency Declaration's pause on Ellis Act filings was lifted. The Department continued to update Ellis Act materials shared with tenants and applicants and relocation requirements to align with the Housing Crisis Act. Finally, the Department worked throughout 2024 to draft the Resident Protection Ordinance, which furthers relocation and noticing requirements for some Ellis Act projects.

The City also continues to enforce tenant protections through LAHD investigations. In 2024, LAHD received 13,892 complaints for alleged RSO and/or Just Cause Ordinance violations (Program 32). This was a slight decrease from the 14,548 complaints

received in 2023, but exceeds the stated annual goal in the Housing Element of investigating 10,000 complaints. LAHD prioritizes complaints based on urgency, but its ability to respond to every complaint is impacted by resource constraints and staffing shortages.

As the City reduced the legal means by which tenants can be evicted through the judicial process, in 2024 the City also addressed the extra-judicial processes for displacing tenants, most notably harassment. In 2021, the City Council initially passed the Tenant Anti-Harassment Ordinance (TAHO) but the explicit authority for enforcement was limited to City Attorney prosecutions and private rights of actions by tenants and no funding was provided for LAHD to investigate TAHO complaints. While the volume of harassment complaints have been high, between January and December 2024, LAHD received approximately 6,217 complaints alleging TAHO violations (Program 86) which was similar to the volume of complaints received in prior years. However, resources were not allocated to address these complaints. That started to change in November 2023 when Council authorized \$11,212,694 through the Measure ULA FY 2023/24 Expenditure Plan for LAHD to implement TAHO enforcement. By the end of 2024, most of the TAHO enforcement team's funded positions had been filled. In addition to staffing up TAHO enforcement capacity, in 2024 LAHD developed and launched a citation enforcement program whereby LAHD investigates TAHO complaints and where harassment can be documented. That system can refer the case to the City Attorney for prosecution or it can issue a citation under the City's Administrative Citation Enforcement ordinance. For violators who receive a citation, they must pay a fine (\$250 per violation for the first citation, \$500 per violation for the second citation, and \$100 per violation for the third citation) and cease their harassment. So far, LAHD has issued 7 TAHO citations.

Also in 2024, the City Council amended the TAHO ordinance, effective December 29, 2024 to enhance tenant protections to include mandatory damages for the prevailing party in a civil action, among other modifications. The amendments expanded the definition of harassment to "a landlord's bad faith conduct" that targets and harms tenants and fines landlords \$2,000 for every violation of TAHO.

The City has additional programs and resources focused on protecting seniors experiencing housing instability. In 2024, the Los Angeles Department of Disability served 312 seniors with legal services (Program 91). Since 2021, a total of 567 seniors have been assisted. This ongoing effort demonstrates the commitment to providing essential legal support to seniors experiencing housing precarity.

Finally, the City made meaningful efforts to further strengthen tenant protections through the Resident Protection Ordinance (RPO), part of the RHNA rezoning process, which City Council approved in December 2024 (Program 121). The RPO was guided by the goal of strengthening protections for renters and ensuring that all residents in areas subject to housing development pressures are better protected citywide. This new law codifies replacement requirements and occupant protections included in the Housing Crisis Act (HCA). The RPO also mandates the creation of more housing units, the inclusion of at least as many affordable units as the original building if RSO units are removed, and ensures that displaced residents are granted protections to mitigate the impact of displacement.

The (RPO) includes a number of provisions that strengthen the enforcement of tenant rights. First it establishes a private right of action for tenants to seek legal recourse, should the rights guaranteed by the RPO be violated. Additionally, it places tenant notification requirements on developers (beyond those in the HCA) to enable tenants seeking to return to make critical life planning decisions as the new building approaches lease-up. Lastly, it establishes a citywide Anti-Harassment Violator's Database that would create consequences for violations of the City's TAHO ordinance, prohibiting individuals with recurring violations from pulling demolition permits anywhere in the City. This database is being piloted in the South Los Angeles Community Plan Implementation Overlay area, with the intent to expand the database citywide in 2026.