

Los Angeles General Plan

HOUSING ELEMENT 2021-2029

Annual Progress Report



2022

Please Start Here

General Information	
Jurisdiction Name	Los Angeles
Reporting Calendar Year	2022
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Los Angeles	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	115,978	895	652	2,150	-	-	-	-	-	-	-	3,697	112,281
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	68,743	287	328	1,042	-	-	-	-	-	-	-	1,657	67,086
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	75,091	11	28	88	-	-	-	-	-	-	-	127	74,964
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		196,831	4,791	3,006	20,142	-	-	-	-	-	-	-	27,939	168,892
Total RHNA		456,643												
Total Units			5,984	4,014	23,422	-	-	-	-	-	-	-	33,420	423,223
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		57,989		243	801	-	-	-	-	-	-	-	1,044	56,945

*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Los Angeles	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	2150
	Non-Deed Restricted	0
Low	Deed Restricted	1042
	Non-Deed Restricted	0
Moderate	Deed Restricted	88
	Non-Deed Restricted	0
Above Moderate		20142
Total Units		23422

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	200	1387	1426
2 to 4	187	1473	1360
5+	13294	13402	4384
ADU	641	7160	8139
MH	0	0	0
Total	14322	23422	15309

Housing Applications Summary	
Total Housing Applications Submitted:	9,478
Number of Proposed Units in All Applications Received:	51,017
Total Housing Units Approved:	13,896
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	2
Number of Streamlining Applications Approved	2
Total Developments Approved with Streamlining	2
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Los Angeles
Reporting Year	2022 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HOMEBUYER FINANCIAL ASSISTANCE	Promote neighborhood stability and economic empowerment by providing 75 loans for first-time, low-income homebuyers earning up to 80% of the Area Median Income (AMI) and 75 loans for first-time moderate-income homebuyers earning between 81%-150%. Coordinate homebuyer education courses to help homebuyers prepare for and attain homeownership.	2021-2029	For the period of January 1, 2022, through December 31, 2022, the City has successfully assisted 69 low- and moderate-income, first-time homebuyer families purchase homes in the city, consisting of 182 household members, with a total investment of \$6,839,643 million of purchase assistance loans.
HOMEOWNERSHIP FOR VOUCHER HOLDERS	Increase homeownership opportunities among voucher holders.	2021-2029	As of December 2022, HACLA administered assistance for 27 families in the Section 8 Homeownership Program. Open enrollment for new participants is currently closed as the program is being restructured. Continued to work with developer partners on planning for 150 homeownership units within Jordan Downs redevelopment project. Planning to release RFP for developers with for-sale townhome-style units to be released in 2023. HACLA continues to work on developing its homeownership opportunities on public housing redevelopment sites and will provide preferences to residents of former public housing as well as Section 8 voucher holders for the covenanted affordable units. HACLA expects to bring on a development partner in 2023 for up to 150 units of homeownership housing at Jordan Downs.

INNOVATIONS IN SUBDIVISIONS	For Small Lot Subdivisions: facilities development of 800 market-rate units and; 90 lower-income units each year; Report and make recommendations on new types of standards and procedures by 2023. Amend the zoning code by 2023 to facilitate further innovation in subdivisions. With SB 9 (2021) adopted into law, prepare a local implementation ordinance by 2024 to maximize potential positive benefits and address community concerns. Create accessible online and physical educational resources and partner withh community organizations, especially in gentrifying communities and communities of color, to assist existing or prospective homeowners to understand options to increase ownership options and wealth creation by 2023.	2021-2029	In 2022, Los Angeles City Planning processed 11 projects which included Small-lot Subdivisions. These projects did not include any affordable units. The total units added through Small-lot Subdivision projects that were processed by LACP was 64 market rate units.
SHARED EQUITY MODELS	CLA will report on the feasibility of developing a citywide Community Land Trust (CLT) program in 2022. Include into Rezoning Program (#121) by 2024. Use these models as a tool to facilitate affordable homeownership.	2021-2029	City Planning initiated work on the Rezoning Program (#121), including preparation of technical background studies and kick-off of the economic feasibility analysis. Through this work program, the Department is exploring feasibility of introducing targeted incentives for shared equity models. A draft ordinance is expected in 2023.
PRE-DEVELOPMENT/ACQUISITION FINANCING FOR THE DEVELOPMENT OF AFFORDABLE HOUSING	Provide acquisition and pre-development funding through the New Generation Fund and the Supportive Housing Loan Fund	2021-2029	Fully implemented, active and ongoing loan funds. The City is actively providing acquisition and pre-development funding through the New Generation Fund and the Supportive Housing Loan Fund.
NEW PRODUCTION OF AFFORDABLE HOUSING THROUGH THE AFFORDABLE HOUSING MANAGED PIPELINE	Prepare annual NOFA biannually, 500 units produced per year. Set-aside of 250 units of supportive housing	2021-2029	NOFA was released in September 2022 and LAHD is currently recommending 15 projects for admittance into the AHMP Pipeline. The NOFA projects to finance 500 affordable units targeting families and seniors and 250 units targeting supportive housing, including homeless families and individuals.

OPPORTUNITIES TO INCREASE THE PRODUCTION OF AFFORDABLE HOUSING AND PROMOTE EQUITY THROUGH MAJOR ENTITLEMENTS	Prepare a code amendment prior to Measure JJJ's 2026 sunset date that includes enhanced affordability requirements for housing developments seeking major legislative entitlements; Approve at least 350 affordable units per year in major entitlements in both high opportunity areas and in lower/moderate resource areas, when accompanied by amenities and needed investments.	2021-2029	None approved in calendar year 2022 via JJJ. 88 units Proposed .
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ACCESSIBLE HOUSING PROGRAM (ACHP)	Work with new and existing developments to add to the supply of accessible units in affordable housing developments providing for 4,031 accessible affordable units by September 2026. Approximately 11% of all new affordable units will be accessible for individuals with mobility disabilities and 4% will be for individuals with hearing/vision disabilities. Maintaining a 90% certified compliance rate among more than 900 currently-covered housing developments and all new covered developments. Conduct at least 24 annual Fair Housing and Disability trainings, resolve approximately 200 grievances per year; Continue to operate and improve a waiting list for persons with disabilities (10,000) users through the Affordable and Accessible Housing Registry (AAHR) to target available units to persons with disabilities. Establish public counters for assistance in applying for affordable and accessible housing by 2024.	2021-2029	In 2022, ACHP achieved 92% compliance with the City's Fair Housing Policies among occupied covered housing developments. A corrective action and enforcement process has been implemented to address non-compliance. Enhancements to the training program, grievance process, and Affordable & Accessible Housing Registry are ongoing. In 2022, 1,155 individuals were trained at fair housing and disability trainings and the City addressed 101 grievances. The City continues to build a relationship with LAHSA and SPAs to improve access to affordable housing for homeless individuals with disabilities. Public assistance is offered to constituents via email and a live phone hotline. In 2022, we have also certified and verified the accessibility standards of 255 accessible housing units. As more developments comply with accessibility standards, we anticipate more accessible housing units to be available soon.
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AHSC (AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM)	The Affordable Housing and Sustainable Communities (AHSC) Program is a competitive state funding program. Its primary goal is to reduce greenhouse gas emissions by funding the creation of new affordable housing along public transit in conjunction with sustainable transportation improvements to reduce vehicle miles traveled and to increase pedestrian and bike pathways to access public transportation. The City has applied for AHSC funding since the first round of funding in 2015, and to date it has been successful in securing over \$330 Million in both loan and grant funding. The AHSC program funding is available on an annual basis and every year the City sets a goal to successfully secure a minimum of 15% of all AHSC funding available per NOFA round.	2021-2029	On January 26, 2022 the State of California Strategic Growth Council (SGC) has awarded \$163.3 million to the City of Los Angeles under the Round 6 Affordable Housing and Sustainable Communities. The AHSC funds will provide the gap-financing for the development of seven (7) affordable housing projects for a range of income levels. The finished homes will consist of 929 units, of which 890 units (95%) will be dedicated for low-income and extremely low-income households. Of the \$163.3 million award, \$105.7 million will be allocated for new affordable housing construction and \$54.78 million for transit related infrastructure projects, including 7.23 miles of pedestrian and cycling improvements. Combined with the prior AHSC awards, the City has successfully secured approximately \$494.2 million to support a total of 35 housing developments, 3,872 new housing units out of which 3,558 are affordable and an array of GHG emission-reducing transit infrastructure projects. The goal of the AHSC Program is to reduce greenhouse gas (GHG) emissions and vehicle-miles traveled by financing integrated new affordable housing developments and transportation improvement projects, near work, retail, and other facilities routinely used by Angelenos. By paying for infrastructure such as sidewalks, bike lanes, and bus shelters, the AHSC program makes it easier and safer for residents to walk, bike and use public transportation. The City released its AHSC Round 7 Call for Projects form in August 2022 and received a total of 18 submissions. The City AHSC Team evaluated submitted projects based on the City's approved criteria (C.F. 15-0087-S9) and invited 7 projects to attend Developer Clinic sessions in November 2022. A total of 4 projects were determined to be the most competitive in December 2022 and would be recommended to become co-applicants for Round 7. City Council approval is expected to occur in March 2023.
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AFFORDABLE HOUSING LINKAGE FEE	Subsidize the production and preservation of affordable rental and homeownership units annually based on annual revenues collected (estimated \$17.2 million collected in FY 21-22, and \$58.7 million to date); Refine spending priorities annually through the AHLF Oversight Committee to ensure dedicated funding for low and moderate income homeownership, 20% of the revenue supporting the preservation of affordable housing in lower resource communities, and fund affordable housing production with priority scoring for Higher Opportunity Areas; By 2023, update Linkage Fee market areas to accurately reflect market conditions and maximize revenue generation.	2021-2029	Since its inception in 2018, the total revenue collected by the Affordable Housing Linkage Fee as of November 30, 2022, is approximately \$94.2 million. From January to November 2022, the total revenue collected was \$35,725,566.61. On November 9, 2022, the Affordable Housing Linkage Fee Oversight Committee (AHLF OC) released a report amending and approving the October 6, 2022 report, which provides guidelines for how funding will be allocated. In the November report, the AHLF OC approved the proposed AHLF Expenditure Plan for FY 2021-22, Resolution, Controller Instructions, and Rental Preservation Program Summary of Guidelines. As such, the Expenditure Plan prioritized existing programs and provided funding for new construction of affordable rental housing, preservation of existing affordable rental housing with expiring covenants, Homeownership - Purchase Assistance Program for moderate-income and low-income households, innovative housing, and 15% for staffing, administrative expenses, and the new housing development software system. The FY 2021-22 Expenditure Plan and supporting documents have been adopted by Council on February 15, 2023, and is pending Mayor's action.
LAND USE AND BUILDING CODE POLICIES TO SUPPORT AGING IN PLACE AND SPECIAL NEEDS HOUSING	Incentivize and streamline affordable, accessible units occupied by persons with special needs particularly through land use incentive programs; Produce 1,750 Eldercare units to meet different senior housing needs; Create new incentives for senior and other special needs housing through the update to the Density Bonus Ordinance by 2024.	2021-2029	City Planning initiated work on the update to the Density Bonus Ordinance that will be included as part of the Rezoning Program (#121), including preparation of technical background studies and kick-off of the economic feasibility analysis. A draft ordinance is expected in 2023.
INTERNATIONAL BUILDING EXHIBITION (IBA) FOR LOS ANGELES	Create a cross sectoral dialogue and visioning process for Los Angeles housing leaders with their counterparts in other cities in 2022. Recommendation document for use in rezoning efforts and policy development by Summer 2023.	2021-2029	No updates to report for 2022

ADAPTIVE REUSE	Revisions to the Citywide Adaptive Reuse Ordinance and/or the Density Bonus Ordinance, to include incentives and provisions for adaptive re-use by 2023.	2021-2029	City Planning initiated work on the Adaptive Reuse Ordinance that will be included as part of the Rezoning Program (#121), including preparation of technical background studies and kick-off of the economic feasibility analysis. A draft ordinance is expected in 2023.
REMEDICATION OF ENVIRONMENTAL HAZARDS	Environmental clean-up of at least five brownfield sites; 50 environmental assessments, create opportunity for 100 units, including 10 very-low and 10 low-income units. Identify new or increased sources of funding for brownfield clean up. Present an ordinance to the City Planning Commission by 2023, prohibiting new oil and gas extraction and declaring extraction activities a non-conforming use citywide.	2021-2029	LASAN's Citywide Brownfields Program (the Program) continues to provide technical assistance and resources to combat challenges associated with brownfields, primarily in underserved areas of the City. The Program conducts environmental assessments and cleanups to enable the reuse and redevelopment of brownfields and to transform brownfields into affordable housing projects, mixed-use with residential and housing components, open space, and parks. During the period of January 2021-March 2023, the Program has initiated or completed nineteen (19) environmental assessments primarily located in Environmental Justice communities to support future developments including housing and open space. The Program completed remediation at several major cleanup projects including affordable housing development known as the First/Boyle La Guadalupe Project in Council District 14. And most recently, the Program secured cleanup funding from the State's Department of Toxic Substance Control (DTSC) Equitable Community Revitalization Grant (ECRG) program that awarded a \$6.8M grant for the Slauson Wall Brownfields Cleanup Project (future mixed use redevelopment including housing and open space) in Council District 9. The Program continues to pursue new grant funding opportunities through State and Federal agencies.
PUBLIC LAND FOR AFFORDABLE HOUSING	Increase the utilization of public land for affordable housing with particular emphasis in high resource and gentrifying areas; Identify publicly owned housing opportunity sites and issue RFPs to develop the sites by 2023; and annually thereafter; Rezone PF (Public Facility) zoned land to allow affordable housing by-right by 2024 (see program 121 and 48); Maintain a publicly accessible citywide inventory of publicly owned sites; Revise the Asset Management Evaluation Framework to add AFFH criteria into the property review and evaluation process.	2021-2029	CAO continues to assess City-owned sites that may be used for affordable housing, including producing financial feasibility assessments to ensure that sites included in future LAHD RFPs can be developed more quickly. AFFH criteria can be added to the Asset Management Evaluation Framework the next time the Framework is updated. In 2022, one RFB was issued to assess the financial feasibility of developing site (728 S. Cochran) into affordable housing and replacement parking. Additionally council motions include: Van Nuys Parking lots - CAO was instructed to assess 6 parking lots in Van Nuys for affordable housing, consolidated replacement parking, and community serving uses. CAO completed our initial assessment and plan to release an RFB for a fuller analysis shortly. MEND Building - CAO was asked to assess a City-owned site in CD 7 for affordable housing 12901 Venice - CAO was instructed to appraise the site, and CD 11 instructed LAHD to sell the building to the TIC to develop affordable housing

NEW MODELS FOR AFFORDABLE HOUSING	Report back to City Council on social/public housing models to consider in Los Angeles and necessary resources in 2022. Begin construction of at least 1,000 restricted affordable units on public owned or leased land. Strengthen the existing Public Land Multi-Departmental Workgroup.	2021-2029	The City continued its research on social housing models throughout the year to evaluate what model may be feasible for Los Angeles. In the November General Election, the ballot measure Los Angeles Program to Prevent Homelessness and Fund Affordable Housing ("ULA") was passed to generate new revenue for housing. ULA will create a new real estate transfer tax of 4% for all property sales exceeding \$5 million and increases to 5.5% when sales exceed \$10 million commencing in April 2023. Alternative Models for Permanent Affordable Housing, which will include social housing models, will receive 22.5% of the total affordable housing program funds amounting to an estimated \$139 million per year. The City will be moving forward in drafting the guidelines for social housing projects.
ADVOCATE FOR HOUSING FUNDS	Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session; Increase the Affordable Housing Trust Fund.	2021-2029	The City of Los Angeles successfully supported and advocated for a number of bills and programs throughout 2022 that increased funding for affordable and supportive housing, including \$750 million for Homekey Round 3, \$250 million for the California Housing Accelerator, \$425 million for the Infill Infrastructure Grant program, and \$1 billion for the Homeless Housing, Assistance and Prevention program.
FINANCE THE CONSTRUCTION AND MAINTENANCE OF PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS	Finance an average of 500 units per year with priority scoring for projects located in Higher Opportunity Areas.	2021-2029	A total of 1206 supportive housing units were financed in 2022 through a combination of Proposition HHH funds, Tax-Exempt Bonds and AHMP Program federal funds.
STREET OUTREACH (UNIFIED HOMELESSNESS RESPONSE CENTER)	Increase the number of people engaged who are linked to housing resources by City Funded Outreach Teams, as well as the number of people connected to CES as measured by a new VI-SPDAT survey.	2021-2029	No updates to report for UHRC 2022

NEW REVENUE TO INCREASE AFFORDABLE HOUSING	Increase funding to support affordable housing throughout the city in a way that prioritizes those most in need and supports AFFh, including prioritizing affordable production in Higher Opportunity Areas. Adopt a council resolution each legislative cycle that supports state and federal initiatives that increase funding for affordable housing development and preservation in Los Angeles Advocate for state and federal funding sources to include priority scoring for projects located in high resource areas and advocate against measures that would inhibit the City's ability to build Affordable Housing in Higher Opportunity Areas. To serve the needs of R/ECAP and other High Segregation & Poverty areas, advocate for the creation and expansion of programs that integrate housing funding with broader community development investments leveraged with state and federal funding programs (e.g AHSC, IIG, etc).	2021-2029	The voters of the City of Los Angeles passed Measure ULA, a graduated transactions tax on real estate sales above \$5 million which is estimated to generate up to \$800 million per year to be used for affordable and supportive housing development and homelessness prevention. City staff and a newly appointed oversight board will be generating guidelines to direct the spending of these new resources, which will include goals and incentives for providing more affordable housing in higher-resource areas of the City. In addition, the City advocated for inclusion of scoring criteria which would incentivize the production of affordable housing in higher resource areas throughout state funding programs, with additional points for projects in high resource areas being included in HCD's SuperNOFA suite of funding programs.
INNOVATIVE PARKING / MOBILITY STRATEGIES IN HOUSING	Incorporate updated parking recommendations and strategies into Community Plans, Specific Plans, the revised zoning code and Transit Neighborhood Plans. Monitor the effects of reduced parking incentives in programs such as TOC, 100% Affordable Housing and micro-unit development projects. Adopt a revised Transportation Demand Management (TDM) Ordinance including new requirements or incentives by 2022.	2021-2029	The revised zoning code will provide a variety of packages of reduced parking requirements for use in zoning across the city. The Downtown Community Plan Update is currently proposing to remove parking requirements in all mixed use areas of downtown Los Angeles, and other Community Plans and Transit Neighborhood Plans continue to consider and adopt innovative parking strategies, including incentivizing electric vehicle charging stations, and reduced parking requirements. City Planning is collecting data on developments that use AB 2097 to reduce or eliminate parking near transit. The TDM Ordinance update was recommended for adoption by Council Committees in November 2022 and will complete the adoption process in 2023.

SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)	Inspect up to 200,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code. Achieve code compliance with habitability standards within 120 days of systematic inspection. Initiate contact for complaint inspections within 72 hours of complaints receipt 80% of the time. Partner with community-based organizations to provide additional support and outreach to tenants in low-resource, and high segregation and poverty areas.	2021-2029	For 2022, although the SCEP program is experiencing a high number of vacancies in its Inspector class, the number of net new units inspected for the Calendar Year of 2022 was 119,114. COVID-19 protocols for inspections were still in effect, causing further delays.
HANDYWORKER PROGRAM	Enroll and assess potential repairs for a minimum of 120 households annually.	2021-2029	183 households were assisted with repairs from the Handyworker Program.

RESIDENTIAL REHABILITATION OF PUBLIC HOUSING	2,401 housing units replaced, created, or rehabilitated for low income and moderate households (185 units developed on Rose Hill Courts site; 1,329 units developed on Jordan Downs site; 274 units developed through initial 2021-2029 Housing Element CH6: Housing Goals, Policies, Objectives, and Programs 276 three phases of Rancho San Pedro; 377 units rehabilitated at Pueblo Del Sol; and 236 units rehabilitated at first two phases of Dana Strand)	2021-2029	365 income-restricted units replaced, created or rehabilitated starting in 2021; 405 more income-restricted units under construction. Pueblo Del Sol: Phase I rehabilitation project achieved completion in the 4th quarter of 2022, with 201 units. Phase II rehabilitation made substantial progress in 2022, with all 176 residential unit rehabs completed, and accessibility go-back work and the completion of the community center, park, and site improvements projected in May 2023. Rose Hill Courts: substantial progress on Phase I with 89 units; achieved 76% of construction completion by 12/30/22, with completion projected in May 2023. Financing plan for Phase II (96 units) advanced during 4th quarter 2022 with applications submitted in 2Q 2023. Jordan Downs: Park Place at Jordan Downs (f/k/a Area H), with 80 units, of which 79 are income-restricted, achieved issuance of Certificate of Occupancy in August 2022 and was fully leased by year end. Area H2A, with 76 units, of which 61 will be income-restricted, began construction in May 2022. Phase S2, with 81 units, of which 80 will be income-restricted, achieved 88% construction completion by the end of 2022. Oak Terrace at Jordan Downs (f/k/a Phase S3), with 92 units, of which 85 will be income-restricted, achieved building construction completion in obtained a temporary certificate of occupancy in November 2022, with full C of O projected to be received in June of 2023 after completion of site work. Rancho San Pedro: allocated Project-Based Vouchers and subordinate financing and submitted financing applications for off-site phase for replacement housing in 2022 but did not receive funding; financing applications to be resubmitted in 2Q 2023 Dana Strand: negotiations initiated with partners for resyndications projected to occur in 2024
UTILITY MAINTENANCE PROGRAM	LADWP-referred cases annually: 30; DWP utility shut-offs prevented through issuance of payments annually: 130.	2021-2029	Program remained on hold in 2022, with planned discussions to resume in 2023 with LAHD.
MOBILE HOME PARKS	Assist 100 mobile park tenants by 2029; 250 market-rate mobile home park pads are preserved.	2021-2029	No mobile home projects were processed in 2022.

PRESERVATION OF RESTRICTED UNITS AT-RISK OF CONVERTING TO MARKET RATE	Preserve and/or extend the affordability of 300 deed-restricted affordable housing units annually. Monitor the risk of converting to market rate for 9,412 units. Contract a non-profit to enforce state noticing laws.	2021-2029	In 2022, there was one project totaling 302 units preserved for an additional 30 years. Currently, there are approximately 6,000 units at risk of converting to market rate over the next five years through 2027. The Preservation unit is continually working with HCD to enforce state noticing laws.
REPLACEMENT UNIT PROGRAM FOR SELECTED SITES	In order to mitigate the loss of affordable housing units, require new housing developments on selected sites to replace all affordable housing units lost due to new development. Adopt policy and implementation guidance upon Housing Element Adoption in 2021.	2021-2029	The City is currently enforcing this requirement and establishing new protocols to better coordinate replacement unit determinations. In 2022, City Planning prepared and released materials to aid in implementation of replacement unit requirements on Housing Element sites, including the creation of a Zoning Information (ZI) file and identification of affected sites in ZIMAS, the City's public-facing parcel-based zoning information database.
ENFORCEMENT OF NO NET LOSS AND AFFORDABLE HOUSING REPLACEMENTS REQUIREMENT	Complete approximately 92 new AB 2556/AB 2222 replacement determinations per year. Complete approximately 200 new SB 330 replacement determinations per year. Prepare and record approximately 200 affordable housing covenants per year. Consider extending SB 330 requirements in 2030 and changing to 1:1 requirements as part of the Density Bonus update by 2024.	2021-2029	"Ongoing and completed. In lieu of obtaining a SB 8 RUD letter from LAHD, projects that meet a specific criteria may submit a No Net Loss Declaration along with applicable building records to City Planning staff as part of the project's City Planning application or to LADBS staff to obtain clearance from LADBS on a project that does not require a City Planning application. The original version of the No Net Loss Declaration form (CP-4609) was available to the public in 2022, and was subsequently revised to expand its applicability to a larger range of projects. The DCP Housing Crisis Act Unit, in coordination with LADBS and LAHD, is currently working on further expanding this reach. City Planning initiated work on the update to the Density Bonus Ordinance that will be included as part of the Rezoning Program (#121), including kick-off of the economic feasibility analysis which will evaluate 1:1 replacement requirements. A draft ordinance is expected in 2023. " In 2022, Land Use received 689 Replacement Unit Determination (RUD) applications. 5 AB 2556 RUDs were completed resulting in 2 affordable replacement units and 494 SB 8 RUDs were completed resulting in 503 affordable replacement units.
NEW MODELS OF ACQUISITION, REHABILITATION AND PRESERVATION	HACLA will aim to increase its portfolio through acquisition with a goal of 750 units by 2022, 2,500 units by 2025, and 5,000 units by 2030. HACLA will primarily acquire existing, naturally occurring affordable housing buildings in lower resource areas.	2021-2029	Entered into partnerships with for-profit entities to purchase two unrestricted naturally occurring affordable housing properties with a total of 945 units. As a result, 634 will be income restricted affordable housing units for a period of 55 years (262 units restricted to households earning up to 60% of AMI, and 372 units restricted to 80% of AMI).

RENT ADJUSTMENT PROGRAM FOR RSO HOUSING	Process approximately 1,200 rent adjustment applications annually; Approve \$80 million in property improvements annually.	2021-2029	In CY 2022, approximately 1,000 applications received and 1200 applicatons were closed/processed with a total reinvestment of \$100 Million, benefing 26,500 RSO units.
RSO ENFORCEMENT	Investigate and idenitfy violations of the RSO in order to ensure tenant protections afforded under the RSO. Ensure renters can maintain residence in safe rental units without the threat of arbitrary eviction. Ensure renters can afford to stay in their rental residences by stabilizing rents. Investigate and enforce 10,000 annual complaints of RSO violations and refer non-compliant cases to the City Attorney's office for further enforcement. Partner with community-based organizations to target outreach areas with high displacement risk and High Segregation & Poverty areas.	2021-2029	In CY 2022, 10,978 complaints were received and investigated of alleged violations of the RSO and/or COVID 19 renter protections. Less than 1% of complaints were referred to the City Attorney's office for further enforcement. The Divison continues to ensure constituents are aware of their housing rights by responding to email inquiries and calls received through the Department's hotline.
RSO INVENTORY MONITORING	Identify properties newly subject to the RSO and make the information publicly accessible on an ongoing basis	2021-2029	The Dept continues to identify properties subject to the RSO working in collaboration with Code Enforcement. Publicly accessible information provided is an RSO lookup feature through ZIMAS and a TEXT-IT software program using a smartphone.
PUBLIC HOUSING ANNUAL INSPECTIONS	All public housing units are inspected annually. All Section 8 units inspected annually. Abate lead-based paint hazards in 280 units.	2021-2029	Physical inspections resumed for public housing units in June 2021 with all HACLA owned/operated properties inspected.
HEALTHY HOMES AND LEAD-SAFE HOUSING	80 households will be remediated annually and made lead safe to prevent lead poisoning in children under the age of six.	2021-2029	From January- April 16, 2022, the lead program was unable to perform in person work due to Covid 19. However, since the program was fully operational in April, 22 units have been remediated. Starting up work after Covid required re-engaging participants and contractors. Documents needed to be resigned and income verified again. Several additional team members were hired and the program is working on building capacity.

URGENT REPAIR PROGRAM	To immediately address critical habitability problems in multi-family buildings, such as lack of heat, lack of sanitation, and lack of weather protection, where the landlords have refused to address these problems thereby preventing substandard/hazardous living conditions.	2021-2029	The administration of URP continued in 2022 as required under the Los Angeles Municipal Code. A total of 588 properties were referred to URP citywide. A total of 488 cases were closed during the same period citywide.
VIRTUAL INSPECTION PILOT PROGRAM	Perform 8,000 virtual inspections annually.	2021-2029	01/01/2022 - 12/31/2022: 12,802 Virtual Inspections
RENT ESCROW ACCOUNT PROGRAM (REAP)/UTILITY MAINTENANCE PROGRAM	Monitor active REAP Cases and ensure timely closure for compliance. Prevent 50 essential service shut-offs annually through the release of REAP/UMP funds. Contract with community-based organizations to conduct proactive outreach to tenants in REAP buildings, particularly in high segregation and poverty areas facing displacement.	2021-2029	In 2022 a total of 223 REAP cases were closed. As of July 1, 2022, a total of 4 CBO's were procured and awarded contracts to conduct tenant outreach and education services. The contract for landlord outreach and education services is currently in the procurement process and will expire on 10/31/23. A total of 9 virtual information workshops were conducted and REAP staff participated in 5 virtual Property Management Training Program presentations.
MAINTAIN PROPERTY OWNERSHIP DATA FOR LOS ANGELES RENTAL PROPERTIES	Maintain current and historical property ownership data records for all Los Angeles residential rental property for program revenue purposes and a reference source to support other LAHD programs.	2021-2029	BIMS maintains property ownership records, billing information, and property profile data for residential rental properties within the City of Los Angeles.
DUE PROCESS HEARING	Conduct 1,300 hearings annually.	2021-2029	To continue operations under the restrictions necessitated by COVID-19, the Hearings Unit developed a remote telephonic hearing process, allowing constituents to participate safely by phone. All administrative hearings conducted by the unit were converted to remote hearings by the end of 2020, including Rent Adjustment Commission Appeal Board hearings. In 2022, a total of 1,952 hearings were conducted; 1,792 General Manager Hearings and 160 Rent Adjustment Commission Appeal Board hearings.
HOUSING CHOICE VOUCHER PROGRAM	Maintain 51,163 Section 8 vouchers for very low-income households over an eight-year period.	2021-2029	As of December 31, 2022, HACLA administered a total of 51,784 Housing Choice Vouchers (incl. allocations for S8 Vouchers for Disabled and Elderly Households)
SECTION 8 VOUCHERS FOR DISABLED AND ELDERLY HOUSEHOLDS	Continue to provide 375 vouchers annually.	2021-2029	As of December 31, 2022, HACLA administered a total of 631 Special Purpose Vouchers for non-elderly disabled households (NED, Mainstream)

HISTORIC PRESERVATION	Expand the number of HPOZs and HCMs. Process 25 Mills Act applications each year. Conduct an assessment of the Mills Act program to inform new implementation and processing strategies (including a consideration of waiving fees to lower income applicants.) Expand the use of objective standards. Launch of a historic rehabilitation grant program for low-income homeowners in HPOZs. Partner with a non-profit beginning in 2021 to create a historic property rehabilitation technical assistance program to encourage and facilitate maintenance and restoration of historic properties in lower income communities.	2021-2029	Mills Act Assessment report by outside consultant has been completed. Waiting for formal initiation of Mills Act Program Assessment work program (need Council motion). Historic Home Rehabilitation Program groundwork was laid in 2022 and grant applications opened in winter 2023. Continued to utilize objective standards that have been previously adopted.
PROPERTY MANAGEMENT TRAINING PROGRAM	The Property Management Training Program instructs property owners on how to improve the management of their properties. The training encompasses marketing, preparing units for rental, repair and maintenance of the property, techniques on early detection of drug and gang activity, and the use of rental agreements and leases to enforce house rules.	2021-2029	In 2022, a total of 5 English PMTP virtual classes were held. We had a total of 66 attendees. No Spanish classes were held.
ENFORCE, MONITOR, AND PRESERVE AFFORDABLE HOUSING COVENANTS	Maintain a database to monitor affordable housing covenants, Annual reports on the status of the affordable housing inventory (Housing Element APR); Monitor and enforce compliance with affordability covenants and accessibility covenants (LAHD); Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	2021-2029	In 2022, the Affordable Housing Inventory, had a total of 47,786 units that were monitored for occupancy. LAHD maintains a database of units, which are restricted by affordable housing covenants, and provides annual reports for the APR. There was one project consisting of 302 units preserved for an additional 30 years.

HOUSING ELEMENT SITES INVENTORY UPDATE	Housing Element Site Identification added onto ZIMAS in 2021. Create a guide for project planners to make findings on Inventory Parcels. Develop internal tracking of development on Housing Element Sites (2021-2022)	2021-2029	Housing Element Site identification was added in ZIMAS, the City's public-facing parcel-based zoning information database.
MONITOR AND REPORT ON HOUSING PRODUCTION GOALS	Quarterly and annual summaries on residential building activity. Annual Progress Report on the City's housing production and preservation goals and accomplishments (Housing Element APR). Maintain interactive housing dashboard websites and open data portals to display some of the most commonly requested and important housing related information. Expand sharing of public data on other topics.	2021-2029	Los Angeles City Planning has maintained an interactive dashboard on its website which is updated on a quarterly basis. This dashboard allows for the general public to view information on housing production that can be filtered based on individual queries. Los Angeles City Planning has also contributed to the completed of the city's Housing Element Annual Progress Report
UPDATE DENSITY BONUS AND OTHER AFFORDABLE HOUSING INCENTIVE PROGRAMS	Develop annual reports on affordable housing units produced as a result of land use incentives. Make revisions to the density bonus provisions in the Code. Update the Affordable Housing Incentives Guidelines by 2024.	2021-2029	City Planning initiated work on the update to the Density Bonus Ordinance that will be included as part of the Rezoning Program (#121), including preparation of technical background studies and kick-off of the economic feasibility analysis. A draft ordinance is expected in 2023. LA City Planning also solicited proposals for a consultant to prepare an update to the Affordable Housing Incentives Guidelines, which are on track to be completed by 2024. LA City Planning also maintained its quarterly updates to the Affordable Housing Report.

TARGETED ZONING ALLOCATIONS BY COMMUNITY PLAN AREA	Create a Citywide Housing Needs Assessment by Community Plan Area, including a methodology to allocate housing capacity targets and Affordable Housing units that prioritizes equity, access to opportunity, and anti-displacement. Release draft methodology for public review by 2023, and bring to the City Planning Commission for action by 2024. Utilize these numerical targets as a basis for all local planning efforts around housing goals, with the goal of achieving an equitable distribution of multi-family zoning capacity and affordable housing production across the City, as measured by the factors and weights developed in the allocation methodology.	2021-2029	Utilizing funding from the REAP 1.0 grant program, the City has secured a consultant to assist in developing "Fair Share" housing allocation for each Community Plan area. The City worked with the consultant to evaluate potential data sources in 2022. Subsequent work to develop a methodology and solicit public input will occur in 2023.
UPDATE THE CITYWIDE GROWTH STRATEGY TO MEET HOUSING NEEDS	Prepare background studies and create an engagement tool to help evaluate and communicate the trade offs of different growth scenarios; Draft and adopt an updated growth strategy (Framework Element) by 2028.	2021-2029	In 2021 the City was able to utilize funding from the REAP 1.0 program to begin background studies and scoping for a Growth Strategy update. The project will continue background research and scoping into 2022.
DATA FOR EVALUATING HOUSING NEED	Maintain database of current socioeconomic and demographic data on the LACP website. Publish periodic reports of socioeconomic and demographic 2021-2029 Housing Element CH6: Housing Goals, Policies, Objectives, and Programs 294 data, including updates based on Census/ACS Data. Collaborate on regional demographic projections every four years as part of the RTP/SCS.	2021-2029	LACP Demographics Research Unit maintains and updates data annually on the LACP website. Reports for Citywide and Community Plan Areas have been uploaded for 2020 Census and 2021 American Community Survey (ACS). Data reports are routinely prepared for Housing inquiries. LACP General Plan staff has provided feedback for the 2020 RTP/SCS through the local input process.

INTEGRATE THE HOUSING ELEMENT AND THE CONSOLIDATED PLANNING PROCESS	Integrate the Housing Element with the 1 and 5-year Consolidated Plan (2022 and 2027) by using the goals and strategies of the Housing Element to inform the Consolidated Plan and Annual Action Plans. For the 2018-2022 Consolidated Plan allocate \$165 million to stabilize and revitalize low-income neighborhoods and \$56 million to improve local employment for low-income residents. Determine similar levels of funding goals in 2022 and 2023 as part of the new consolidated plan and prioritize community development investments in High Segregation and Poverty Areas and/or Racially Concentrated Areas of Poverty.	2021-2029	LAHD and DCP provided updates on barrier removal efforts that are underway to contribute to the City's completion of the Year 47 (PY 2021-22) Consolidated Annual Performance and Evaluation Report (CAPER). These progress updates reflect program goals from the City's adopted 2021-2029 Housing Element. They include the Housing Element RHNA Rezoning Program; addressing the need for affordable housing distribution through the Citywide Housing Needs Assessment by Community Plan Area program; development of an Inclusionary Housing Feasibility Analysis; conducting a Density Bonus Ordinance Update; carrying out Re:code LA; and completing Community Plan Updates.
DISASTER RESILIENCE AND RECOVERY	Support property owners in safely rebuilding residential properties after a disaster. Support tenants in finding and maintaining safe, permanent housing following a disaster. Ensure that hazard information from safety documents is integrated into land use decisions.	2021-2029	During 2022 the City began drafted bids for two major resilience projects- updating the 2018 Local Hazard Mitigation Plan and commissioning a Climate Vulnerability Assessment for the City of Los Angeles. These two projects will help the City improve disaster planning to better support tenants following an emergency event. Both projects are anticipated to launch in 2023.

EXPEDITE AFFORDABLE HOUSING PROJECTS	Prioritize affordable housing projects to expedite processing of permits and any related entitlements. Reduce the need for entitlements and reduce entitlement and permit processing times for affordable housing projects by up to 12 months, as part of Programs 48 and 121, by 2024. Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate better understanding of the various affordable housing incentive programs by 2024. Assist 50 affordable housing projects per year through the Priority Housing Program. Reduce entitlement processing time for PHP projects by up to three months.	2021-2029	Mayor Bass released Executive Directive 1 on December 16, 2022 to facilitate the expeditious processing of Shelter projects and 100 Percent Affordable Housing Projects. In response to ED 1, the Department of City Planning, Department of Building and Safety, and the Housing Department modified project review procedures to allow for ministerial approval of shelters and 100% Affordable Housing Projects. In addition, Los Angeles City Planning approved 28 projects through PHP, generating 1120 units of affordable housing (2 ELI; 89 VLI; 952 LI; 77 MLI). The average processing time for PHP projects was about 4 months as compared to approximately 7 months processing time for all housing projects containing affordable units.
IMPLEMENT CEQA STREAMLINING MEASURES	Allow for streamlined environmental review (e.g. SCEA required for Infill and Transit Priority Projects). Assist 10 Transit Priority Projects and Infill Projects per year. Adopt "uniformly applicable development policies" as well as additional CEQA streamlining tool and templates by 2026.	2021-2029	In 2022, Los Angeles City Planning processed 5 applications for streamlined infill (SIP). Ongoing assistance on SB 375 streamlined CEQA review is resulting in an average of about 9 SCEA/SCPE projects per year. Work on SCEA/SCPE templates and guidance is in progress and on track to be complete before 2026.
UNAPPROVED DWELLING UNITS (UDU)	Process 65 applications per year to preserve 100 affordable units. Identify requirements that pose compliance difficulties for legalization projects. Adopt amendments to the Zoning Code to alleviate challenges as needed.	2021-2029	In 2022, LACP processed 2 applications for Unapproved Dwelling Units
IMPROVEMENTS TO DEVELOPMENT PROCESSING	Increase the number of cases processed as ADM Clearances and Ministerial cases, while decreasing the percent of projects processed as discretionary entitlements through a variety of efforts. Development of a multidepartmental case clearance system by 2026.	2021-2029	In 2022, LACP processed 5,662 applications for ministerial review and 1,128 applications for discretionary review, maintaining a ratio of 5 ministerial (ADM) applications for every discretionary application.

DEVELOPMENT AND DESIGN STANDARDS	Develop new frontage regulations and CPIOs in all Community Plans adopted by 2029.	2021-2029	Completed and ongoing. New frontage regulations have been created and approved by the City Planning Commission for adoption by City Council as of September 2022. Further development of these regulations is happening with 14 on going community plan updates and other long range policy initiatives.
LOW-RISE INFILL HOUSING RESEARCH AND DESIGN INITIATIVE	Create a White Paper with at least five potential high value recommendations regarding low-rise infill housing alongside new findings on the underlying economics and market potential of such housing for potential use in rezoning efforts and policy development by 2022.	2021-2029	Low-Rise: Housing Ideas for Los Angeles was a \$100,000 design challenge asking architects and landscape architects to help us imagine appealing and sustainable new models of low-rise, multi-unit housing. The purpose was to promote housing affordability, new paths to homeownership, and innovative models of sustainable residential architecture. It also served to confront historical patterns of racial and environmental develop healthy models of post-COVID living.
ZONING CODE REVISION	Adopt ordinances and a brand new Zoning Code that establishes clear and predictable regulations. Apply to all Community Plans adopted by 2029. Facilitate 2,000 housing units in mixed-use developments.	2021-2029	This is an ongoing task, as of September 2022 the City Planning Commission has approved the new zoning code for consideration by City Council. Simultaneously, the department has 14 on going community plan updates and other long range plan initiatives.
PROVIDE ADEQUATE SITES FOR LOWER INCOME HOUSEHOLDS ON NONVACANT AND VACANT SITES PREVIOUSLY IDENTIFIED	Create opportunity for at least 98,806 units of rental housing for lower income households on at least 16,918 sites by 2024. Develop process for identifying sites for development by 2024.	2021-2029	City Planning initiated work on the Rezoning Program (#121), including preparation of technical background studies. Through this work program, the Department will include rezoning to allow developments by-right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified to accommodate the lower income RHNA. A draft ordinance is expected in 2023.
FACILITATE HOUSING INNOVATION	Adopt various amendments to the Zoning Code to accommodate innovative multifamily housing types.	2021-2029	City Planning initiated work on the Rezoning Program (#121), including preparation of technical background studies. Through this work program, there is a goal to adopt zoning code modifications to incentivize and facilitate a range of innovating housing types, including micro units. A draft ordinance is expected in 2023.

ACCESSORY DWELLING UNITS	Permit 5,123 ADUs annually; Adopt amendments to the Zoning Code to alleviate challenges by 2024; Continue to produce new information to assist homeowners and ADU builders in understanding their options, and partner on programs to incentivize and accelerate the production of Affordable ADUs. Continue the work of the multi-agency ADU Quarterly Roundtable, convened by the Mayor's Office to identify and resolve barriers. Expand incentives for the production of affordable ADUs, including preparing a code amendment to expand the density bonus program in higher opportunity areas by 2024. Implement the LA ADU Accelerator program to incentivize use of ADUs to house lower-income seniors.	2021-2029	In 2022, there were 8,308 construction permits issued for Accessory Dwelling Units, reflecting a banner year for ADU production with totals more than double the prior annual average. The Department additionally issued ZA Memo 142 in December 2022, which provides guidance on implementation of State Law SB 897 & AB 221 regarding ADUs and JADUs.
ACCESSORY DWELLING UNIT (ADU) STANDARD PLAN PROGRAM	Creation of 200 Standard Plan ADUs per year.	2021-2029	As of March 2023, there are 70 Standard Plans that have been pre-approved that applicants can utilize. In 2022, 30 projects using standards plans were submitted and 23 permits issued. In 2022 the Mayor's Office brought on an Entrepreneur-in-Residence to research and make recommendations on improvements that can be made to the ADU Standard Plan Program and the permitting process to encourage greater use of the program. Those recommendations are forthcoming. 03/05/2021 (ADU Standard Plan program inception) 01/01/2022 - 12/31/2022: 30 Submitted, 20 Permits Issued, 1 CofO Issued

PLAN FOR HOUSING GROWTH AND PLACE-BASED STRATEGIES IN COMMUNITY PLAN AREAS	Identify targeted growth areas and incorporate appropriate land use designations and policies in the adoption of 16 Community Plans and at least 3 neighborhood plans by 2029. (see timelines below). Prioritize rezoning at densities that allow creation of affordable housing in areas near transit, jobs and in Higher Opportunity Areas, while balancing the preservation of stable multifamily neighborhoods. Create and incorporate tailored place-based land use strategies and programs in each plan (see below for a range of implementation tools). Ensure that updates to Community Plans and neighborhood plans are consistent with Citywide Housing Priorities.	2021-2029	Community Plan updates include comprehensive and focused zoning updates that help to remove barriers to the production of affordable housing in various ways. During the 80s and 90s restrictive zoning limitations such as Q conditions and height limits along mixed use corridors were added to ensure appropriate massing and scale. This type of restrictive zoning does not help facilitate affordable housing production and the existing plan updates help to comprehensively balance the preservation of multi-unit developments across an entire plan area while removing restrictive Q conditions along mixed-use corridors that are served by multiple transit options. Community Plan updates in progress (Central/East, Valley, West and Harbor) all include comprehensive zoning and refreshed policy text updates to help support residential and mixed-use projects that help to address housing production for all income levels. The new zoning system provides for zoning tools that include standards that address form, scale, and massing while providing streamlined opportunities for infill development, especially along mixed use corridors served by transit in proximity to jobs, neighborhood amenities, and recreational opportunities all of which helps to incorporate place-based land use strategies. Additionally, in the South Los Angeles planning region, where updated community plans are in place, the Slauson Corridor TNP and South LA CPIO Amendment Project carry forward the place-based strategies of the adopted community plan policy documents to ensure neighborhood stability, incentivize mixed-use and affordable housing along transit corridors, and facilitate access to the green jobs. In the Valley region, the Orange Line and East San Fernando Valley TNPs incentive mixed-use and affordable housing while maintaining access to employment opportunities by increasing allowable building intensities in industrially zoned areas. In the Westside region, the Westside Community Plan Updates aim to accommodate planned growth by expanding housing opportunities in high and highest resource areas consistent with Fair Share Housing strategies outlined in the Housing Element.
REDEVELOPMENT TOOLS (TAX INCREMENT FINANCING)	Create new funding sources through tax increment financing and associated bond issuance by 2029.	2021-2029	The CAO with EWDD as the Lead Department meet monthly to discuss the development and progress of potential projects which have been recommended by Council to be funded through tax increment financing. Two potential projects are pending further consideration: 1) San Pedro Redevelopment Affordable Housing - Current study under way to be completed by June 2023. Community outreach meetings completed. Pending outcome of study, EWDD will present draft recommendations to the Economic Development Policy Committee and Council for further consideration; 2) Hollywood (formerly Heart of Hollywood) - EIFD Boundaries have been defined. Community outreach meetings completed. New Council District 13 Administration is assessing their boundary and project priorities. In addition, the current City EIFD policy needs to be further defined relative to criteria and guiding principles surrounding the use of TIFS.

EDUCATION ON HOUSING TOPICS INCLUDING: GROWTH, DISCRIMINATORY HOUSING PRACTICES, HOUSING NEED, MIXED USE AND MIXED-INCOME NEIGHBORHOODS	Provide 50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	2021-2029	City Planning regularly engages with the public, including neighborhood councils and other community organizations to providing training and presentations on housing policy work. In 2022, the Department engaged in 82 total community outreach events.
SERVICES IN PUBLIC HOUSING	Provide 50 residential clients served by educational assistance Programs annually; 100 residential clients served by computer training programs annually; 100 youth served by recreational, educational and cultural programs annually; 1,600 residential clients served by career assistance programs annually; Submit application for Workforce Investment Act Recertification as required.	2021-2029	As of December 31, 2022, HACLA had provided 78 youth and adults with scholarships to support their college education for the 2022/23 school year. Additionally, through Project SOAR, over 200 youth and young adults are receiving college mentoring and preparation services. HACLA has also hosted intensive Summer Programs at seven of our large public housing sites targeted to assisting youth (age 7-17) with catching up on grade-level reading and math. Over 500 youth were served. Our Computer Labs remain an open resource five-days a week at 10 public housing sites and 3 senior sites. Over 1,000 residents have used the computer labs in 2022. HACLA has hosted a wide range of recreational, education and cultural programming throughout the year. In 2022, over 2,100 youth participated in one or more educational/enrichment programs. Lastly, for our 2021/2022 program year, 1,295 adults and 385 youth were provided career assistance, including training, case management, job place, and post-employment assistance.
ACHIEVING WATER USE EFFICIENCY WITH CONSERVATION PROGRAMS	Achieving water use efficiency and increasing water savings through outreach, education, and incentives in order to achieve the goal of 100 gallons per capita per day (GPCD) by 2035.	2021-2029	LADWP continued its ongoing water conservation programs, launched new programs, and updated the existing ones to encourage more participation. LADWP launched its first direct distribution program with Flume, a smart home water monitoring device that allows single-family residential customers to monitor their real-time water usage and leak notifications. LADWP also started its cooling tower assessment program to aide commercial customers in determining inefficient cooling systems. The program later expanded to include all inefficient water fixtures. In addition to the new programs, the Hands on Workshop resumed from its brief pause due to COVID-19 in order to educate customers on how to replace their own turf with CA Friendly Landscaping. LADWP also increased its rebates for toilets, clothes washers, turf replacement, and its Technical Assistance Program (TAP) to encourage customers in upgrading their inefficient fixtures/appliances. These programs are meant to provide water savings through fixtures and appliance efficiencies in order to reach LADWP's goal of 100 GPCD by year 2035.

INCENTIVES TO CONSERVE ENERGY	Seek out and install cost-effective electric solutions that will improve the performance of customers' homes and give them additional control over their energy expenses throughout the eight-year period.	2021-2029	LADWP has a one year agreement with SoCalGas with an option for year 2 and 3. LADWP expects to continue with year 2 and will reevaluate for year 3. On March 9, 2022, the Department executed a new agreement with Southern California Gas Company to jointly undertake various programs to reduce natural gas, water, and electricity usage by Joint Service Territory Customers. The program order executed since the date of the new agreement is the Multifamily High-Efficiency Vended Clothes Washers Rebate. This type of clothes washer may consume a significant amount of energy and water throughout its operating life to serve the laundry needs of multiple households. Offering a rebate for the high-efficiency version of clothes washers can influence the laundry machine owners or operators to purchase a high-efficiency model that can save a substantial amount of energy and water in the long run instead of a standard efficiency model. The entities contributing to this rebate are SoCalGas, LADWP, and the Metropolitan Water District. LADWP's contribution is \$500.00
ENCOURAGE ENERGY CONSERVATION THROUGH PRICING	Charge 10,000 residential customers on the Time-Of-Use (TOU) rate annually.	2021-2029	As of 02/22/2023, there are approximately 9,200 residential TOU customers.
RENEWABLE ENERGY PROGRAMS	The Renewable Energy programs were designed to increase renewable power generation in LA and to help the City meet its renewable portfolio standard goals; help customers join the solar economy and benefit from renewable energy projects. Increase renewable power generation in LA. Help the city meet its renewable portfolio standard goals.	2021-2029	LADWP has several programs to add renewable energy resources to its power grid. The established and ongoing programs include Shared Solar, Solar Rooftops, Feed-in Tariff & Feed-in Tariff Plus, Net Energy Metering, Green Power Program, and the Virtual Net Energy Metering Program. These programs allow residential, commercial and industrial customers to benefit from renewable energy technology and help the City of LA meet renewable portfolio standard goals. Also, our Utility Built Solar (UBS) Program provides additional clean energy to Angelenos and can be used to power shelters and cooling centers for local residents during outages and emergencies.
CITY PLANTS	Provide free shade trees for residents and property owners along with information on where to plant the trees for maximum energy efficiency benefits throughout the eight-year period.	2021-2029	No updates for 2022

BUILDING DESIGN AND MATERIALS FOR SUSTAINABILITY	Ensure guidelines are developed and updated. Integrate guidelines into all project reviews. Develop and maintain an outreach website.	2021-2029	The Los Angeles Department of Water and Power's Comprehensive Affordable Multifamily Retrofits (CAMR) program has continued to assist L.A.'s low income, multifamily property owners. CAMR will continue to offer multifamily property owners free property assessments to identify efficiency opportunities to help owners and their residents to save energy and reduce costs. In addition, qualified property owners will receive aid with work scope development and the contractor procurement process. LADBS maintains an up-to-date outreach website which provides resources and materials to the public to sustainably improve public health, safety, and general welfare.
RECYCLING COLLECTION IN RESIDENTIAL DEVELOPMENT	Provide on-site recycling bins and weekly pickup for all residential developments, Increase landfill diversion to 90% by 2025, Launch residential food scrap collection, by 2025.	2021-2029	LASAN provides curbside collection service to an estimated 750K residential households for source-separated organics, recyclables, and refuse. Residents are provided with three bins to collect their solid resources: green bin for organics, blue bin for recyclables, and black bin for refuse. Brown bin is also provided to select households for horse manure collection. These bins are set out at the curbside for weekly collection. On 1/16/23, LASAN executed the Citywide launch of the residential organics collection program. The new program enables residents to place their food scraps and food-soiled paper products along with yard waste in their green bin for composting. The commingled material is collected from the curbside weekly and is taken to processing facilities where it is turned into compost for beneficial reuse. On site recycling bins and pick up is available for all residential developments. Residential food scrap collection (composting) citywide launched in Q1 2023. Landfill diversion is currently at 76%.
DIRECT INSTALLATION TO CONSERVE ENERGY AND/OR WATER	Offer ongoing energy efficiency and water conservation opportunities to all of LADWP's residential customers either by energy and water efficiency upgrades, home energy and water assessments with conservation recommendations, or participation in another program. Develop green building incentives programs for existing buildings.	2021-2029	The program status is ongoing, no significant data to report for 2022.
COMMUNITY AND NEIGHBORHOOD COUNCIL DEVELOPMENT REVIEW	Duplicate case files provided to CNCs for proposed projects. Provide notifications to CNCs for filed applications bi-weekly. Post case filing activity on LACP website bi-weekly.	2021-2029	Duplicate case files for entitlements continue to be sent to respective CNCs when a new case is filed. CNCs continue to receive biweekly reports on newly filed cases as well as weekly reports of completed cases. DCP has developed an online tool to visually map filed and completed cases for the public to increase transparency of the Department's work.

URBAN DESIGN STUDIO	Maintain Urban Design Studio as a division within the LACP; Maintain the Professional Volunteer Program (PVP) and Urban Design Advisory Committee. Develop a Healthy Building Design toolkit by 2022.	2021-2029	The Urban Design Studio continues to implement the Citywide Design Guidelines through the Professional Volunteer Program as well as Project Reviews. In 2022, over 278 design review meetings of development projects were conducted by Studio staff. Looking ahead at 2023, the Studio is preparing to release a comprehensive Landscape and Site Design Ordinance for public review, aimed at addressing Healthy Building design.
HOUSING AND ECOLOGY	Integrate Landscape Ordinance and Low Impact Development ordinance into project review process. Adopt Wildlife Pilot Study by 2022.	2021-2029	The Urban Design Studio is preparing an ordinance to update the City's Landscape Ordinance and broaden the ordinance to address many pressing climate, health, and equity considerations. The Ordinance will apply to new construction of 5 units or more, as well as non-residential buildings, and build upon Green Building Code mandatory and voluntary measures, as well as Low Impact Development Standards set by the City and State. Incentives such as Ministerial Review for projects achieving high performance design in both the private and public realm, in lieu of Site Plan Review, are being proposed. Adopt the Wildlife Ordinance to create the Wildlife Supplemental Use District within the LAMC, and adopt the accompanying Zone Change Ordinance to establish the City's first Wildlife District in the Santa Monica Mountains by the end of 2023. Work on expansion efforts to create additional Wildlife Districts to commence in 2023 and continue through 2024.
AFFORDABLE HOUSING IN THE COASTAL ZONE (MELLO ACT IMPLEMENTATION)	Adopt amendments to the Zoning Code in 2021 to implement inclusionary and replacement housing requirements in the Coastal Zone (Mello Act Ordinance) that result in 250 very low income units; 100 low income units; 75 moderate income units over the course of this Housing Element Cycle.	2021-2029	The Mello Act Ordinance is currently under form and legality review. The existing IAP Interim Administrative Procedures remain in place. In 2022, a total of 5 units were found to have been occupied by Moderate Income or below Moderate Income households in the Coastal Zone through LAHD's Mello Act review/determination.

COMMUNITY LEVEL AFFORDABLE HOUSING PROGRAMS	By 2029, establish community-level affordable housing programs through the adoption of Community Plan updates and other neighborhood plans. Achieve an increased production of affordable housing units in updated Community Plan and neighborhood plan areas, over current production levels. Track affordable housing production in areas with community level affordable housing programs and areas with established overlays, to ensure that identified goals are met. Through annual monitoring, identify additional identify plans that are not producing the amount of anticipated units and propose amendments.	2021-2029	Plan updates include a menu of options to incentivize and facilitate affordable housing, ie: TOC, DB, CPIO, TFAR in the case of DTLA. In addition, the Boyle Heights Community Plan includes the implementation of citywide tenant protections, right of return, etc., as part of these community level affordable housing programs. The rest of the community plan updates also follow this citywide guidance to ensure that tenant protections and unit replacement requirements are consistently applied across the city. Furthermore, all plan updates implement the new recode zoning tools that include base and bonus strategies as part of the base zoning which facilitates and streamlines the production of covenant affordable housing units.
ACCOMMODATIONS FOR PERSONS WITH DISABILITIES	Foster and maintain compliance with fair housing law by making reasonable accommodations for people with disabilities and making improvements to outreach and process. Train all project planning and development services City Planning staff on facilitating Reasonable Accommodation requests; Produce and disseminate informational materials regarding Reasonable Accommodation process at development services centers; Process 5 requests annually based on applications received; Amend the Reasonable Accommodation Ordinance Instructions and Findings in 2022.	2021-2029	There were no Reasonable Accommodation requests processed by Los Angeles City Planning in 2022. An update to the Reasonable Accommodation Ordinance Instructions and Findings was completed in February 2023 to make the process more accessible and understandable to the public.
OFFICE OF THE CITY ATTORNEY DISPUTE RESOLUTION PROGRAM (DRP)	Refer and resolve 20 housing-related disputes annually.	2021-2029	The community mediation services bring together a neutral mediator and groups involved to resolve landlord-tenant issues.

CITYWIDE FAIR HOUSING PROGRAM	Receive 800 fair housing inquiries annually. Resolve 500 fair housing investigations annually. Conduct 50 fair housing training sessions annually. Train 6 full-time new fair housing testers annually. Maintain the Housing Hotline. The Citywide Fair Housing program will also reduce disparities in access to opportunity by providing education and outreach through social media platforms, literature distribution and discussion groups.	2021-2029	In 2022 HRC received 1,276 discrimination complaints, counseled/referred 1,178 discrimination complaints and opened 98 cases. Approximately 78% of the cases opened served constituents under disability protected class (physical 57 cases & mental 19 cases).
JUST CAUSE EVICTION PROGRAM	Present a Just Cause Eviction report to the City Council by 2023 in order to stabilize neighborhoods and, prevent tenant displacement and arbitrary evictions for tenants in an estimated 220,000 non-RSO rental units.	2021-2029	The Just Cause Ordinance (No. 187,737) became effective on January 27, 2023. All rental units that are not currently covered by the City's Rent Stabilization Ordinance (RSO) are covered by the City's Just Cause Eviction Protections Ordinance. Tenants become protected at the end of their first lease, or 6 months after a new lease, whichever comes first.
TENANT ANTI-HARASSMENT	Beginning in 2021, prevent and deter harassment and constructive eviction of tenants through illegal actions by implementing the newly adopted Tenant Anti-Harassment Ordinance. Partner with community-based organizations to target outreach to areas with high displacement risk (as identified through Program 122) and in Low-Resource and High Segregation & Poverty areas.	2021-2029	LAHD submitted a Report Back dated November 30, 2022, relative to the implementation of the Tenant Anti-Harassment Ordinance. On January 13, 2023, the LAHD Report Back was referred to the Housing and Homelessness Committee, pursuant to Council Action of January 13, 2023, Council File No. 23-2000, pending consideration.

STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS	Identify Ellis Replacement units. Continue to process Ellis filings of yearly average of 584. Strengthen monitoring and enforcement efforts by aligning Ellis related tenant protections with SB 8 tenant protections beginning in 2021, revising tenant and landlord communications by June 2023 to improve the understanding of tenant rights, increasing relocation amounts to adjust for CPI annually and conducting a fee study in 2022 to determine changes to relocation amounts.	2021-2029	A total of 9,710 Ellis replacement units have been identified through 2022. The number of Ellis filings for 2022 were 214 properties. LAHD posts its Ellis list monthly on its website for public access.
EVICTION DEFENSE PROGRAM	Conduct outreach to 200,000 tenants through 'Know-Your-Rights' workshops and legal referrals each year and provide full and limited-scope legal service to 6,000 low-income tenants per year. Prioritize outreach and service delivery in High Segregation & Poverty Areas and areas facing displacement pressure by partnering with organizations with a trusted history of serving these communities.	2021-2029	Since the start of the Stay Housed LA - EDP program a total of 383,744 tenants were connected via direct outreach, hosting 386 educational events and 6,713 tenant navigation services. Stay Housed LA platform served 5407 legal services which include 4,144 limited scope and 1263 full scope cases.
RSO TENANT/LANDLORD OUTREACH AND EDUCATION PROGRAM	Conduct or facilitate at least 200 annual public presentations, including Property Management Training Program presentations, community presentations, landlord/tenant workshops/webinars, drop-in sessions, and fair housing clinics. Partner with community-based organizations to target outreach to areas with high displacement risk and High Segregation & Poverty areas.	2021-2029	The Rent Division hosted 78 weekly virtual webinars for Tenants and/or Landlords. Webinars included topics on other housing programs within the Department. The Division hosted Council Office briefings and trainings for constituents with various Council Offices. The Department participated in various community events, provided one on one sessions by appointment in-person and virtually.
TENANT/COMMUNITY OPPORTUNITY TO PURCHASE	Report to City Council on the potential for a citiwide COPA/TOPA ordinance by 2025.	2021-2029	During 2022, the City's priority still does not entail engaging in a feasibility analysis for a COPA/TOPA ordinance. Exploration of funding sources, including grants and loans, to assist tenant and community-based organizations in purchasing multi-family buildings will be considered sometime after the lifting of the emergency declaration for COVID-19.

HOUSING LEGAL SERVICES FOR SENIORS	Assist 200 seniors with legal advice each year.	2021-2029	Of the 262 seniors who were provided legal services in Calendar Year 2022, 74 received housing legal services.
COMPREHENSIVE HOMELESS STRATEGY	Continue to monitor and report quarterly on the ongoing responsibilities and measurable actions the City of Los Angeles (City) is taking to combat homelessness. Make adjustments or additions based on emerging challenges and opportunities.	2021-2029	The Homeless Strategy Committee met 14 times in 2022 and focused discussions on LAHSA expenditures, the Homeless Housing, Assistance, and Prevention (HHAP) Grant, and the State of California Homeless Emergency Aid Program (HEAP) Close-Out. As of December 2022, 6,061 new Roadmap beds were open and occupiable, including 1,364 rapid rehousing/shared housing point-in-time placements overseen by LAHSA. Additionally, 721 interim and permanent supportive housing beds were open and occupiable under the Alliance Settlement agreement. Continued services and resources in 2022 included Tiny Home Villages, Safe Parking, Safe Sleep and 26 A Bridge Home sites in operation in the City of Los Angeles. The Department of City Planning has continued to update and report on the ongoing efforts to combat homelessness citywide from July to December of 2022. The Housing Authority of the City of Los Angeles (HACLA) has committed permanent supportive housing (PSH) assistance to almost 27,000 households of formerly homeless and chronically homeless individuals and families through the following rental assistance subsidy programs: Homeless Program (4111 vouchers), Tenant-Based Supportive Housing Program (800 vouchers), Permanent Supportive Housing Project-Based Voucher Program (8920 units), HUD-VASH Program (4615), Homeless Veterans Initiative (500), Continuum of Care (Shelter Plus Care) Program (4320 certificates), Moderate Rehabilitation Single Room Occupancy (SRO) Program (974 units).
DOMESTIC VIOLENCE SHELTER PROGRAM	Provide 1,500 individuals with access to public services annually. Maintain 580 shelter and transitional beds annually for domestic violence victims.	2021-2029	Provided 1774 individuals with services in 2022.
HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)	Provide between 2,618-4,613 clients with supportive services annually. Assist between 25,140 - 36,000 clients seeking HIV/AIDS housing information annually.	2021-2029	Through HOPWA, 2,098 clients received supportive services and another 214,882 were assisted with HIV/AIDS housing information.

PROBLEM SOLVING INTERVENTIONS	Reduce the number of people experiencing homelessness through ongoing training to frontline staff providing assistance.	2021-2029	Virtual 50-minute Problem-Solving web training is available for both HMIS and non-HMIS users on the LAHSA centralized training academy. LAHSA Problem-Solving Integration Coordinators have conducted training and initiated diverse capacity building efforts for homeless services case managers on Problem-Solving Intervention strategies such as reality testing and progressive assistance. Training efforts have transitioned to monthly Problem-Solving 101 and Problem-Solving Assistance Funds 101, accessible to case managers and their leadership. The Problem-Solving Unit is developing Problem-Solving curriculum for intervention implementation skills, to launch April 2023.
EMERGENCY SHELTER AND TRANSITIONAL HOUSING FACILITIES	Fund 6,205 existing emergency shelter beds (including winter shelter) annually. Fund 980 existing transitional housing beds annually. Create 1000 permanent supportive and transitional housing units from nonresidential uses such as hotels and motels.	2021-2029	Through the 2021 Housing Inventory Count, LAHSA found that the LA region's shelter capacity on any given night was 24,616 beds, a 57% increase over the last three years. This includes expansion of non-congregate shelter options such as Project Roomkey, which has served over 10,000 people in Los Angeles County over the last two years.
OVERNIGHT SHELTER (WINTER SHELTER AND YEAR-ROUND SHELTER)	Provide 5,036 temporary shelter beds year round and 1,169 temporary winter shelter beds annually.	2021-2029	At the last Housing Inventory Count, there were 24,616 beds available on any given night. This year, due to COVID-19, the number of winter shelter beds available was limited to 315 beds; however, winter shelter programs were expanded to serve people utilizing motel vouchers.
FAMILY SOLUTIONS SYSTEM	Initiate seven regional Family Solution Systems throughout the Los Angeles Continuum of Care (CoC). Serve approximately 1,200 homeless and at-risk persons per year.	2021-2029	The Family Coordinated Entry System has 8 Family Solution Centers (FSCs) located across the county covering all 8 SPAs. We regularly serve 1,200-1,500 households (ranging from 1 to 8+ people per household) annually in Problem Solving, Prevention, Crisis Housing, Housing Navigation, and Time Limited Subsidy (rapid rehousing) programs.
HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)	Increase the number of persons or households enrolled in RRH and those who have moved into permanent housing.	2021-2029	Rapid Re-Housing has been transitioned to a slot-based management model to ensure clients are assisted quickly with connections to housing resources and retention services. This slot-based management model allows oversight of the total enrolled participants as well as ensuring the rapid turnover of that slot once a participant graduates from the program to ensure more participants are served quickly as well as providing the retention services to participants to ensure they remain housed. In 2022, 5,334 individuals were served by LAHSA's Time Limited Subsidies programs which include Rapid Rehousing, Recovery Rehousing and Street to Subsidy programs.
VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)	Maintain 3,000 housing vouchers for formerly homeless Veterans.	2021-2029	As of December 31, 2022, HACLA administered a total of 4,615 HUD-VASH vouchers

JOB TRAINING AND PLACEMENT FOR HOMELESS INDIVIDUALS	Provide educational/vocational training and employment placement/retention services to 1000 homeless persons annually.	2021-2029	LAHSA's Employment Services pilot launched July 2021 in 3 SPAs to test strategies for strengthening the homeless system's employment outcomes. Partnered with the public workforce system & private employers, the Employment Services Pilot program implements a referral process to WorkSource centers, subsidized employment programs, unsubsidized employment, technical training programs, & educational programs, to place people experiencing homelessness into stable career paths. During the pilot year 21/22 of the 330 people enrolled, 97% received trainings & employment supportive services and 26% secured full-time job placements averaging \$16.79 per hour, and a total of 96 participants were referred to educational career training, DOR, or apprenticeship program. The pilot program is planned for expansion to cover all 8 SPAs in the coming fiscal year 23/24. LAHSA partners with the County's Depts of Workforce Development, Mental Health, & Human Relations, & a nonprofit in the CoC-wide Careers for a Cause (C4C) program. C4C is a job readiness program where people with Lived Experience receive paid training experience to prepare for jobs in social services. LAHSA helps with the curriculum design & advocates for additional trainings (e.g. HMIS, First Aid). LAHSA also helps bring in employers to present to the participants & assists in job placement. LAHSA's Capacity Building unit coordinates C4C hiring events & invites homeless service agencies to participate to fill their job vacancies.
MOBILITY DEMONSTRATION VOUCHER	Provide voucher assistance and mobility-related services to families with children to encourage such families to better access low-poverty neighborhoods with high-performing schools and other strong community resources. Together with the Los Angeles County Development Authority (LACDA), provide 1,950 new Mobility Demonstration Vouchers per year for six years beginning in 2022 for households interested in living in high opportunity areas. This goal will be reevaluated annually based on federal funding availability.	2021-2029	On June 22, 2022, LACDA notified HACLA of its withdrawal from the Mobility Demonstration Program. In light of LACDA's withdrawal all mobility vouchers and mobility-related services funding and resources awarded under HACLA's and LACDA's joint Program award will be allocated to HACLA for the remainder of the Mobility Demonstration Program. On December 1, 2022, HUD approved the start of the pilot program.

MISSING MIDDLE	Assess and facilitate efforts to find alternative housing solutions for senior citizens.	2021-2029	City Planning initiated work on the Rezoning Program (#121), including preparation of technical background studies. Through this work program, the Department is exploring the development of a missing middle incentive program that will expand missing middle housing potential in higher resource areas. A draft ordinance is expected in 2023. Additionally, Community Plan Updates and the Update to the Zoning Code (Programs 65 and 60) are also continuing to progress, and will introduce new form packages and design standards to encourage missing middle housing.
RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS	Maintain 4,615 Housing Choice Vouchers to homeless individuals or households annually.	2021-2029	HACLA administered 5461 units (WL LP Homeless, WL HVI, WL LP TBSH, WL LP LAUSD)
RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS WITH DISABILITIES	Maintain housing for 2,400 homeless households with disabilities annually.	2021-2029	HACLA administered 4318 certificates (Continuum of Care)
RESOURCES FOR HOUSING SERVING THE MENTALLY ILL	Pursue funding toward permanent housing units for homeless mentally ill annually.	2021-2029	LAHSA works closely with DMH to coordinate, collaborate, and refer for clients with mental health needs to specialty services and housing for people with mental health needs.
PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS	Maintain 1,477 permanent supportive housing units for homeless households annually.	2021-2029	Currently, there are 15, 570 households in PSH units for CY 2022.
HOMELESS HOUSING AND SERVICES COORDINATION (NO WRONG DOOR)	Implement “No Wrong Door” policy citywide annually. Provide 7,500 annual referrals to supportive services from several sources, including referrals to services from outreach teams, from City-funded FamilySource Centers, and from City-funded access centers, and other sources. Provide 5,000 annual referrals to interim housing from outreach teams, City-funded FamilySource Centers, City funded access centers, and other sources.	2021-2029	There are various pathways to housing resources currently. The Individual Adults system has expanded to add specific pathways from Interim Housing to Housing Navigation and Time Limited Subsidies as well as a smaller pathway from Access Centers to Housing Navigation and Time Limited Subsidies. The Families and Youth Systems have not changed their pathways to housing resources. The Mayor's Office and LAHSA are unable to report numeric metrics for this program at this time.

COORDINATED ENTRY SYSTEM (CES)	Decrease the average need and acuity level of persons or households who have obtained permanent housing (acuity score), as well as the average length of time from housing match to actual housing move-in (days). Increase the number of households matched to permanent supportive housing resources through CES.	2021-2029	Avg acuity score for households connected to PSH for CY 2022 by population: CES for Individuals - CES Survey Part 1 Average for 2022: 9.5 CES for Youth - Next Step Tool Average for 2022: 7.8 CES for Families - VI-FSPDAT v2 Average for 2022: 8.9 Historical data on the average length of time it took for match to lease up. Project Based PSH (avg): 130 days Tenant Based PSH (avg): 335 days LAHSA is piloting strategies of document readiness, engagement of Interim Housing & Outreach programs for quicker response to matching referrals, and active management of lease up calls to reduce the match to lease up timeline as we have seen in Project HomeKey Brynhurst site in which we leased up the building in 45 days.
ACCESS NEW RESOURCES AND SERVICES FOR THE HOMELESS	Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.	2021-2029	LAHSA recently created a new Grants Management and Compliance Department to improve the overall grant management lifecycle process. This new department will eliminate reimbursement barriers to subrecipients to ensure allocations are spent down.
BIENNIAL HOMELESS COUNT	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area. Periodic reports on homeless housing and service delivery and recommendations for improvement.	2021-2029	The Los Angeles CoC Homeless Count is completed annually. The 2022 Homeless Count was completed in February 2022 and the data released that following summer. The 2023 Homeless Count was completed in January 2023, with data set to be shared this coming summer. LAHSA conducted a value streams analysis on the 2023 Homeless Count and will be working on recommendations for improving the Homeless Count that arose out of that. LAHSA continues to monitor and report on the number of individuals experiencing sheltered and unsheltered homelessness in addition to service delivery updates and recommendations for improvement.
HOMELESS MANAGEMENT INFORMATION SYSTEMS (HMIS) DATA COLLECTION	All providers receiving City funding shall participate in HMIS. The standard performance target for Emergency Shelter sites is the maintenance of an average bed utilization rate of 95%.	2021-2029	All Providers are currently utilizing HMIS. Emergency Shelter bed usage often remains at the recommended 95% or above

TEMPORARY HOUSING FACILITIES FOR DISASTER RESPONSE	Establish coordination of facilities and services throughout the City within 24 hours of a disaster.	2021-2029	EMD and RAP work together to identify appropriate sheltering facilities to meet the specific nature of each event. All viable RAP facilities have been surveyed to determine they can function as a temporary disaster shelter and have been given an accessibility designation. Wrap-around services at the shelters are provided by the appropriate agency and will be coordinated by EMD.
OUTREACH AND TRAINING FOR EMERGENCY PREPAREDNESS AND RESPONSE	Conduct four fairs during Emergency Preparedness Month annually and outreach to neighborhood and community groups as requested.	2021-2029	The Community Preparedness and Engagement Division continues to engage with various levels of neighborhood and community groups to present Ready Your LA Neighborhood for and general preparedness to neighborhoods, businesses, houses of faith, non-LAUSD schools, and NGO's. We began working with the Windsor Square Homeowners Association on a pilot program in which 20 neighborhoods at a time will be led by one EMD staff as they go through the Ready Your LA Neighborhood workshop. We received a grant from the Innovation and Performance Management to create an App using the Ready Your LA Neighborhood concept, which is projected to be out for bid in 2023. We have also begun focusing on vulnerable populations of the city by applying for and being awarded UASI funds for Houses of Faith and Housing Developments. We not only hosts community fairs during Emergency Preparedness Month, but are implementing quarterly pop-ups at local farmers markets as well as a Tsunami Bicycle Cruise during Tsunami Preparedness Week to help train residents of Wilmington on evacuation route locations.
ZONING AND DEVELOPMENT STANDARDS FOR HOMELESS HOUSING	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities by 2025. Identify areas with lower concentrations of shelter, transitional and permanent supportive housing and create zoning provisions to ease restrictions in these geographies.	2021-2029	Pursuant to Council File 22-0158, work is underway to prepare a report to the City Council that will identify additional barriers to by-right siting of shelters and interim housing in additional zones, and propose recommended actions. Report to Council expected in 2023
ZONING FOR HEALTH-BASED RESIDENTIAL FACILITIES	Adopt amendments to Zoning Code to remove restrictions on locations of community care, public health and residential treatment program facilities by 2025.	2021-2029	Pursuant to Council File 20-1203, LACP worked with LAHD to identify and recommend improvements to the Zoning Code to facilitate by-right siting of adult residential care facilities/board and care facilities. Report to Council expected in 2023.
ASSISTANCE FOR HOMELESS PERSONS IN ACCESSING HOUSING AND SERVICES	Continue funding 9 organizations to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.	2021-2029	No Update to report for 2022.

COMPUTERIZED INFORMATION CENTER/INFORMATION & REFERRALS FOR PERSONS WITH DISABILITIES	Assist 150 or more clients seeking homeless services, landlord/tenant dispute resolution assistance, and housing resource referrals annually.	2021-2029	DOD created ongoing collaborative relationships through community education, events, and outreach activities to promote resource referrals to housing.
NEIGHBORHOOD AWARENESS OF SPECIAL NEEDS HOUSING	Establish outreach curriculum; Pursue ongoing funding for training program.	2021-2029	LAHSA has developed an outreach curriculum that provides training with the Department of Mental Health and the Department of Health Services to educate and train outreach teams across the county. This training includes both recorded and live opportunities through the Centralized Training Academy that LAHSA maintains, in addition to participation in a workgroup to revive the in-person outreach-centric 'E6 Bootcamp.' LAHSA continues to search for funding to increase the trainings available to both internal outreach teams and external outreach partners.
TECHNICAL ASSISTANCE TO HOMELESS HOUSING PROVIDERS	Provide Technical assistance to 50 providers annually.	2021-2029	Through projects like the centralized training academy, regular regional meetings and connection with matrix team spaces, LAHSA has engaged with more than 50 community based providers annually to provide various forms of technical assistance.
RHNA RE-ZONING	Citywide Rezoning to meet RHNA Targets by 2024. Annual reporting to indicate any loss in capacity that could require additional rezoning.	2021-2029	City Planning initiated work on the Citywide Rezoning Program, including preparation of technical background studies and kick-off of the economic feasibility analysis. Additional work was conducted to develop and refine program concepts and strategies, in preparation for kick off of program outreach in early 2023. The Department also provided a report to the City Council, pursuant to Council File 21-1230, that detailed how the Rezoning Program will center equity. A draft ordinance is expected in 2023. Additionally, significant progress was made on the Community Plan Updates. The Slauson TNP was adopted by the City Council in November 2022 and is undergoing Form & Legality Review, intended to become effective in mid-2023. The Downtown LA Community Plan Update was considered by the City Planning Commission and is pending consideration by the City Council, expected in 2023. The Hollywood Community Plan Update is also pending consideration by the City Council, expected in 2023. The Boyle Heights Community Plan Update released the Draft EIR in 2022 and is expected to be considered by the City Planning Commission in 2023.

ANTI-DISPLACEMENT STRATEGIES	Identify areas facing displacement to better target tenants' rights outreach and education efforts, affordable housing preservation, and affordable housing subsidy programs. Incorporate findings into existing tenant rights' and 2021-2029 Housing Element CH6: Housing Goals, Policies, Objectives, and Programs 344 affordable housing programs by 2023. Develop policy recommendations in Equitable Development and Anti-Displacement Study for use in future General Plan updates, rezoning efforts, and policy development by Summer 2023. Incorporate displacement prevention strategies into the General Plan by 2029.	2021-2029	City Planning contracted with a consultant in June of 2022 to conduct an analysis of existing anti-displacement data, literature and research to provide land use and planning policy recommendations. The findings of this study will inform decision makers in identifying land use strategies that prevent and mitigate displacement impacts while implementing the 2021-2029 Housing Element and the corresponding RHNA Rezoning efforts. The Anti Displacement study is scheduled for completion in June of 2023. LAHD started an Anti-Displacement study contract with ECONorthwest in 2022, but due to poor performance, delays, and cost overruns, the contract was terminated. The development of an Anti-Displacement Tool and a final report will be conducted by a new contractor that is secured in 2023.
ASSESSMENT OF FAIR HOUSING (AFH)	Compliance with the U.S. Department of Housing and Urban Development's (HUD) new guidelines for the Affirmatively Furthering Fair Housing (AFFH) Rule. Produce Assessment of Fair Housing (AFH) in 2022 - 2023 and provide an annual progress report on the goals, metrics, and measures listed in the AFH action plan as part of the Housing Element's Annual Progress Report.	2021-2029	LAHD executed a contract with Mosaic Community Planning to help LAHD and HACLA in developing the City's Assessment of Fair Housing (AFH). The AFH Team has a regular bi-weekly meeting schedule to receive project updates and discuss scope of work deliverables. Various data sources from City programs and other local programs (local data) have started to be gathered and shared with the contractor as part of the data compilation phase. The series of the AFH community engagement sessions began at the end of 2022 by holding seven community meetings with members of the public to inform them about the City's AFH Plan and receive their feedback regarding their neighborhoods and fair housing knowledge. LAHD has also contracted the Liberty Hill Foundation (LHF) to conduct community meetings led by their partner organizations to expand outreach to targeted populations like senior Latinx, tenants with disabilities, low-income tenants in South L.A., Indigenous tenants in South and East L.A., and many others. HACLA will collaborate with LAHD to implement and develop new AFH Plan for 2022 submission.

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) PROGRAM	Compliance with US Housing and Urban Development (HUD) and AB 686 (2018). Individual metrics, timelines, commitments and AFFH components are summarized in the table below. Please also see the individually referenced Programs for additional details in the objectives and project descriptions. In addition to this program, the City will report on the goals and strategies of the federally-required Assessment of Fair Housing (AFH) as part of Program 123: Assessment of Fair Housing.	2021-2029	See supplemental attachment for detailed reporting.
TRANSIT ORIENTED COMMUNITIES	Provide incentives to encourage transit oriented, mixed-income development to permit 5000 above market and 1,750 covenanted lower income (ELI, VLI, LI) units annually.	2021-2029	In 2022, Los Angeles City Planning approved 878 affordable units (553 ELI; 99 VLI and 226 Low Income units) and 5,253 market rate units through the TOC Incentive Program.
INCLUSIONARY ZONING FEASIBILITY STUDY	Conduct a feasibility study in 2021-22 and develop policy recommendations on inclusionary zoning in 2022.	2021-2029	LAHD and LACP completed the first phase of study for a potential citywide inclusionary zoning policy, and are currently working on a report back to council with the findings from the first phase of the study and recommendations for a second phase of study. The report is expected to be released and heard by council by mid-April 2023.
NEIGHBORHOOD SUSTAINABILITY & EQUITY	Provide new solar roofs and energy efficiency retrofits to income qualifying households in the Watts neighborhood.	2021-2029	To date, HACLA and its partners have completed 29 energy efficient retrofits and installed 11 solar roofs on single-family homes for income-qualifying households in the Watts community.
EMERGENCY HOUSING VOUCHERS	Provide 3,365 Emergency Housing Vouchers to qualifying households annually.	2021-2029	As of December 31, 2022, HACLA administered a total of 3,365 Emergency Housing Vouchers
HOUSING ACCESS FOR SENIORS	Assess and facilitate efforts to find alternative housing solutions for senior citizens.	2021-2029	The Department of Aging continues to work with local organizations and government agencies to provide housing and homeless resources, including making resources available on the Department website and via email communication to community members.
HISTORIC HOUSING AND LAND USE STUDY	Conduct a Historic Housing and Land Use Study in 2021, incorporate findings of the study into RHNA rezoning program 121.	2021-2029	The Historic Housing and Land Use study is currently in process and scheduled for completion in spring of 2023.

LIVABLE COMMUNITIES INITIATIVE	Secure funding to identify opportunities. Coordinate with agencies to ensure effective responses to federal, state, and regional funding opportunities around efforts to holistically plan for housing, mobility and sustainability improvements.	2021-2029	In 2022 StreetsLA in coordination with partner agencies secured over \$215m for transportation investments through Local, State and Federal funding sources. StreetsLA is currently in the process of implementing a Caltrans Sustainable Communities Grant planning project that will develop a plan and tool to prioritize corridors for holistic infrastructure, or One Infrastructure, investments that will be competitive under local, state and federal grant programs. This planning project is expected to be completed in early 2024. In December 2022, the City Council requested a report from LACP and relevant departments with recommendations and strategies to establish the Livable Communities Initiative along suitable transit-rich corridors. The report to Council is underway and expected in 2023. In 2022 LADOT in coordination with partner agencies secured over \$230m for transportation investments through State and Federal funding sources. LADOT is in the process of developing a Downtown LA specific mobility investment plan that will include potential funding opportunities, expected to be adopted in late 2023. LADOT is currently developing a scope of work to bring on a consultant team to assist with the development of a citywide mobility investment plan that would identify short and long range citywide transportation needs and potential funding sources.
FORECLOSURE REGISTRY	Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 183, 281 (Amended 2014).	2021-2029	In CY 2022, 2,165 new foreclosures were recorded in the City of Los Angeles, and while nearly 10% were canceled in the first three months, 1,960 (90%) registered with the LAHD Foreclosure Registry. In total, 3691 properties registered with the LAHD Foreclosure Registry in 2022, including active foreclosures from prior years, representing 98% of all active foreclosures in the City of Los Angeles.

MOBILITY IMPROVEMENTS IN LOWER-INCOME AREAS	Have at least 75% of existing transportation investments (through Vision Zero, Great Streets, Active Transportation, Stress Free Connections, Safe Routes to Schools, Safe Routes for Seniors, and AHSC Programs) serve Mobility Equity Zones through 2030. Collaborate with community-based organizations to provide culturally relevant constituent engagement for major transportation investments. By 2025, implement a “Universal Basic Mobility Program” in a Disadvantaged Community, and expand public car-sharing in Disadvantaged Communities by at least 50 stations.	2021-2029	LADOT engaged with local community members to increase awareness of transportation investments in lower-income neighborhoods. Educational topics included but were not limited to pedestrian, bicycle, and traffic activities, events and messaging for use in-class, on-yard, after-school and for special events to increase knowledge about transportation planning, safety, pedestrian/bicycle skills, physical health and climate impacts.
PROMOTE EQUITABLE ECONOMIC DEVELOPMENT IN HIGH POVERTY AND HIGH UNEMPLOYMENT AREAS	Promote workforce development and economic revitalization in areas with high unemployment and poverty through the creation of at least 10 placebased initiatives by 2029, deploy at least \$100 million in grants and loans to small businesses targeting these high need areas and serve approximately 120,000 people annually through the City’s Worksource Centers in order to connect residents in high unemployment areas to jobs.	2021-2029	The Economic Development Division of EWDD has deployed \$100.7 million in grants, assisting 10,500 small businesses in the City, targeting businesses located in areas of highest need. The City is also working on several land use planning initiatives aimed at addressing the needs of lower resource and High Segregation and Poverty Areas. Most notably, the Slauson Transit Neighborhood Plan (TNP) was adopted by the City Council in November 2022 and expected to become effective in mid-2023. The changes to the area’s land use better connect businesses with the new bicycle path, provide regulations and incentives to support economic and workforce development in the area, and establish additional incentives for affordable housing.

PLACE BASED COMMUNITY REVITALIZATION EFFORTS	Increase investment in areas most in need to improve community assets that support residents including transportation, infrastructure, community facilities, employment and workforce development, parks, schools, etc annually. Change the way local funding decisions are made in a way that prioritizes equity and disadvantaged communities in decisions about infrastructure improvements by 2029.	2021-2029	In 2022, the City met its goal of preserving existing at-risk affordable housing and preserving naturally occurring affordable housing (NOAH). The City preserved 302 at-risk units which extended their affordable covenants for an additional 30 years (see Program 27) and HACLA preserved 945 rent stabilized (RSO) units and restricted 634 units of those units with 55 year affordability covenants (see Program 30). This exceeded the program's goal of 750 acquired units by 2022. HACLA also continues to rehabilitate and redevelop its historic public housing stock. In 2022, 377 public housing units were renovated, 172 of new housing units on public housing sites completed construction, and an additional 157 units are currently in construction. These outcomes directly contribute to place-based revitalization efforts. These outcomes directly support anti-displacement efforts and contribute to place-based revitalization. The department of City Planning also released a Racial Equity Report to further identify how disadvantaged minority communities are affected by planning decisions and how to improve policy and land use efforts overall.
SOLID GROUND PROGRAM	Provide comprehensive case management and housing stability services to 1,500 households at imminent risk or at risk of homelessness per year in partnership with 16 FamilySource Centers through the Community Investment For Families Department's Solid Ground Program. Prevention services may be received as a "Brief Service" (one day) or "Full Service" (up to 12 months of case management).	2021-2029	1152 Households were provided comprehensive case management and housing stability services.

Supplemental Report for Program 124: Affirmatively Furthering Fair Housing

**Housing Element 2021-2029
Annual Progress Report
2022**

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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 2022 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 2022 (and the beginning of 2023) the City and its residents focused on affirmatively furthering fair housing by:

- Passing measure ULA (United to House LA) which is estimated to generate between \$600 million and \$1 billion per year for affordable housing production, preservation, and homelessness prevention;
- Preventing displacement through the passage of the largest expansion of tenant protections since the passage of the Rent Stabilization Ordinance in 1978 and prohibiting utility shut offs as debt-collection for low-income households;
- Expediting affordable housing through a Mayoral Executive Directive (ED 1) that allowed all 100% affordable housing projects by-right;
- Committing to create 12,915 new units or beds for people experiencing homelessness over the course of five years as part of a settlement agreement with the LA Alliance for Human Rights
- And tripling the rate of affordable housing projects funded in Higher Opportunity Areas (18% of projects financed in 2022 were located in Higher Opportunity Areas, compared with 6% of projects from 2009-2020).

The City also laid the groundwork for a significant RHNA Rezoning Program estimated to increase housing capacity in Higher Opportunity Areas by at least 127,716 units. The City plans to complete a draft ordinance for the Program by the end of 2023, and the 2023 APR will include additional reporting on the strategies and results of this program.

While the City made significant improvements towards affirmatively furthering fair housing, the 2022 APR revealed several challenges that the City will be addressing in more detail over the next reporting period. For example, due to COVID restrictions and a shortage of staffing, the City inspected nearly 81,000 less multifamily units than expected in 2022. Proactive habitability inspections are critical to ensure that all tenants, and particularly the lowest-income tenants, are able to live safely and with dignity. In addition, a limited analysis of 5-years of transit funding and street improvements revealed the need to focus a greater share of investment in areas with a higher percentage of High Segregation and Poverty neighborhoods (per the TCAC/HCD Opportunity Map).

The remainder of this narrative report provides more detailed reports on how the City 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
- 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 .

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.

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

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- 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
- Implement existing tenant rights policies and continuing to develop greater tenant protections

Program Progress Updates

Program 124 of the 2021-2029 Housing Element aims to promote and affirmatively further fair housing (AFFH) opportunities throughout the community in all housing, planning and community development activities. 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 a combination of new construction and rehabilitation, housing assistance and social service programs, zoning tools, and fair housing investigations.

In 2022, the City approved 255 new fully accessible affordable housing units and achieved a 92% compliance rate for affordable housing developments subject to the City's Accessible Housing Program (AcHP). The City's AcHP (Program 8) requires projects that receive funding from the City to include units that are affordable and accessible to people with disabilities and the program has resulted in significantly more accessible, affordable units to meet the growing need. By September 2026, the City aims to provide 4,031 accessible housing units.

The City also provides rental assistance and direct service specially for people with disabilities and other special needs populations. As of December 2021, the Housing Authority of the City of Los Angeles (HACLA) administered a total of 631 Special Purpose Vouchers for non-disabled elderly households. This far exceeds the annual goal reported in the Housing Element of 375 vouchers annually (see Program 42). The City also provides special housing accommodations for people experiencing

domestic/interpersonal violence and in 2022 maintained 567 shelter beds for people experiencing homelessness (Program 93).

In 2022, 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 initiated its Citywide Rezoning Program in 2022 (Program 121) and is currently working on a 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 achieve deeper affordability targeting, incentivize housing for large families, and provide greater housing opportunities for people with disabilities and seniors. In addition to the Citywide Rezoning program, the Downtown LA Community Plan, which is the first Community Plan to include an incentive program for Acutely Low Income Households (15% AMI), was approved by the City Planning Commission and is expected to be considered by City Council in 2023 (Program 81).

Lastly, the City is actively investigating and referring cases of Fair Housing violations through a contract with the Housing Rights Center (HRC) and requiring reasonable accommodations through a local City Planning process. In 2022 HRC received 1,276 discrimination complaints and opened 98 cases. The vast majority of opened cases (78%) related to serving people with disabilities (See Program 84). In addition, City Planning changed the process for Reasonable Accommodation Request to make it more accessible and understandable for the public to request accommodations (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 2022 Point in Time Count, there were 41,980 people experiencing, 690 more people than in 2020. The number of unsheltered people also increased slightly (from 28,852 in 2020 to 28,458 in 2022) and in 2022, 68% of all unhoused people were unsheltered.

The City of Los Angeles continues to address the homelessness crisis through a combination of permanent supportive housing, housing vouchers, and shelter programs. In 2022, the Housing Department financed 1,206 permanent supportive housing (PSH) units and financed the conversion of 379 hotel/motel units into permanent supportive housing (Program 18). The production of PSH units far exceeds the average annual goal of 250 units established in the Housing Element, however, it is significantly lower than the 2,100 supportive housing units produced in 2021. This is primarily due to dwindling funds from the now fully-committed HHH ballot measure. The potential revenue from Measure ULA could far exceed HHH funding and may allow the City to increase PSH production beyond the 2021 levels.

Increased funding for permanent supportive housing is particularly important given a settlement agreement between the City and 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 the unsheltered population, excluding those with serious mental illness (SMI), resulting in the need for 12,915 new beds/units over the course of five years. In 2022, the City opened 721 interim and supportive housing beds as part of the settlement agreement. In addition, as of December 28, 2022, 6,061 new beds were open and occupiable under the June 16, 2020 COVID-19 Roadmap Agreement.

In addition to the City's efforts to create transitional and permanent supportive housing, the Housing Authority provided rental assistance to 27,000 formerly or chronically homeless households (Program 92), including 3,365 Emergency Housing Vouchers (Program 128).

People experiencing homelessness or at-risk of homelessness are able to 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 (Program 136) which provided 1,152 households at-risk of homelessness with comprehensive 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 2022, the City and the Housing Authority of Los Angeles (HACLA) focused on providing vouchers to people at-risk of homelessness and increasing voucher utilization in Higher Opportunity Areas. In 2022, HACLA committed 44% of its voucher allocation to formerly or chronically homeless individuals, resulting in direct rental assistance for 27,000 households (Program 92). HACLA also sought federal funding to develop a new Mobility Demonstration Voucher program to increase voucher utilization in Higher Opportunity Areas and study the outcomes. Originally the City partnered with the County on the program, however, in June of 2022 the County withdrew from the program. HACLA began the pilot program on December 1, 2022 (Program 108).

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 in the initial phases of 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. As part of this effort, staff began a number of background studies, including an economic feasibility analysis, to help inform new affordable housing incentive programs. Public outreach will begin in early 2023 and a draft ordinance for the Rezoning program is expected by the end of 2023.

The City also obtained state funding to develop a “Fair Share” housing allocation that will provide housing targets to different Community Plan areas (Program 49). This groundbreaking program is expected to ensure that local planning efforts are guided by citywide housing priorities such as equity, access to opportunity, climate resilience, housing needs, and displacement prevention. In 2022, the City began background work, and in 2023 will develop a draft methodology and public outreach for the program.

Current Community Plan updates are underway in Hollywood, Downtown LA, Boyle Heights, Harbor, the Westside, the Southeast Valley and Southwest Valley (Program 65). All of these plans have proposed additional affordable housing incentives and streamlining programs. The Hollywood, DTLA, Westside, Southeast Valley and Southwest Valley Community Plan Updates will all add housing capacity in Higher Opportunity Areas.

The Mayor's Office further streamlined affordable housing production through Executive Directive 1 in December 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 is anticipated to expedite affordable housing production and remove the uncertainty of the entitlement process, which is typically more complicated and risky in Higher Opportunity Areas. An ordinance to amend the City's Site Plan Review ordinance to streamline 100% affordable projects will be released in early 2023.

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.

The City continues to prioritize funding for affordable housing projects located in areas with better access to opportunity and as a result, have seen significantly more projects financed in these areas. In 2022, the City financed 65 affordable housing projects, totalling 4,410 units. Approximately 18% of projects and 15% of units are located in Higher Opportunity Areas . More than a third of all financed projects were specially for people experiencing homelessness and of those, 16% of projects and 14% of units were located in Higher Opportunity Areas. Considering that a 2021 report by the Housing and

Planning Department found that just 6% of subsidized affordable housing projects were located in High Opportunity Areas, the 2022 statistics indicate a three-fold improvement in achieving the goals of more equitably distributing subsidized affordable housing throughout the City.

The City continues to explore other opportunities to increase affordable housing in Higher Opportunity Areas by preserving existing rent stabilized housing and utilizing public land. In 2022, HACLA entered into a partnership with for-profit entities to purchase two unrestricted naturally-occurring affordable housing properties with a total of 945 units. As a result, 634 units will be income-restricted for a period of 55 years (262 units restricted to households earning up to 60% of AMI, and 372 units restricted to 80% of AMI). These properties are close to a newly opened Metro line and in an area that has been experiencing rapid gentrification. In addition to HACLA's preservation efforts, there are currently 21 affordable housing developments on public land that are either in construction or recently completed. Of those, four projects (19%) are in Higher Opportunity Areas. In order to further prioritize public land for affordable housing in Higher Opportunity Areas, the City is planning to add AFFH criteria into its evaluation process used to identify and prioritize city-owned sites for affordable housing development (see Program 15).

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.

Increasing homeownership opportunities was particularly difficult this past year due to rising housing costs and high interest rates. For the period of January 1, 2022, through December 31, 2022, the City successfully assisted 69 low- and moderate-income, first-time homebuyer families in purchasing homes in Los Angeles, consisting of 182 household members, with a total investment of \$6,839,643 million of purchase assistance loans. This is significantly lower than the average of 88 loans per year and lower than the goal of 75 moderate-income and 75 low-income loans established in the Housing Element. HACLA also provides homeownership opportunities to public housing residents and enrolled 27 families in the Section 8 Homeownership Program (Program 8).

United to House LA, the recently passed ballot initiative, will include 10% per year to support homeownership, which is in addition to the approved \$8,072,321 in Affordable Housing Linkage Fee funding for homeownership programs for FY 2021-2022 (described in Program 10). Measure ULA also requires 22.5% of all funding to be used for alternative models of affordable housing which may include funding for limited equity cooperatives and community land trusts with ownership opportunities. The increased funding opportunities will complement changes to the zoning code aimed at increasing new ownership typologies (Program 4 and 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.

Over the past two years, the City of Los Angeles has increasingly tied budgetary decisions to an analysis of racial and economic equity (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 Office 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, the Bureau of Engineering is currently working on an Infrastructure Equity Scorecard and a supplemental Index that reflects socioeconomic disparities and infrastructure needs. A draft of the Index is expected in spring 2023 and the framework for the Scorecard is expected in summer 2023.

The increased attention to equitable infrastructure finance should result in a greater share of funding for transit and street investments in High Segregation and Poverty Areas. An analysis of the past five years of investments in livable streets, sidewalk repairs, street improvements, transit services and vision zero reveals ongoing disparities in infrastructure investments and a need to further prioritize investments in communities with a higher share of High Segregation and Poverty neighborhoods. As

shown in Figures 1 and 2, Southeast Los Angeles accounts for 28% of the City's High Segregation and Poverty areas but just 3% of the sampled funding for infrastructure and transit (\$3.59 million out of \$192.4 million total). Additionally, the Northeast Los Angeles Community Plan area includes just 2% of the City's total High Segregation & Poverty Neighborhoods but accounted for 15% of funds. The data for this analysis is based on funding levels provided by the Office of the City Administrative Officer (CAO) as part of a [report back](#) to the City Council in 2022 and it excludes investments that span multiple Council offices or do not have geographic allocations. The City will further examine these initial trends as part of its Assessment of Fair Housing (Program 52) which is expected to be completed for Council approval by the end of 2023.

Figure 1: Areas with Disproportionately Low Investments in Livable Streets, Sidewalk Repair, Street Improvements, Transit Services, and Vision Zero

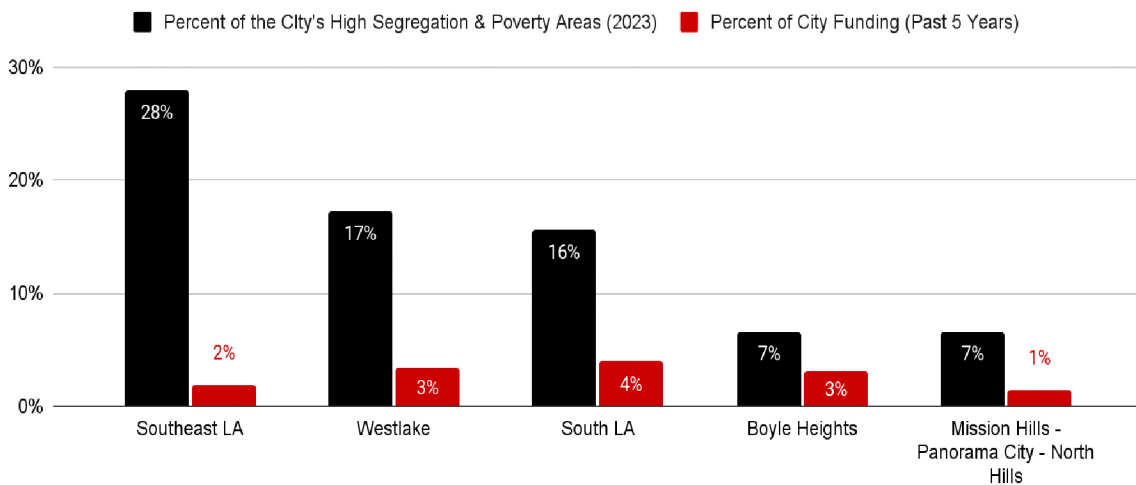
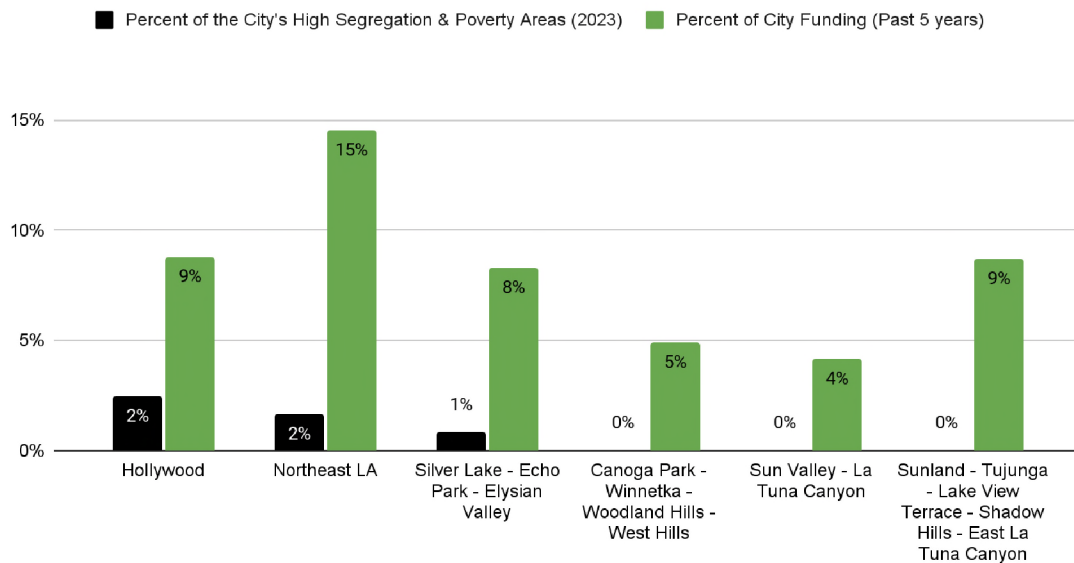


Figure 2: Areas with Disproportionately High Investments in Livable Streets, Sidewalk Repair, Street Improvements, Transit Services, and Vision Zero



In order to address historic and structural racism - including racialized disinvestment, the City developed a pilot participatory budgeting program called the Los Angeles Reforms for Equity and Public Acknowledgment of Institutional Racism (LA REPAIR) which is administered by the newly created Civil + Human Rights and Equity Department. LA REPAIR is a \$8.5 million investment in nine communities (Community Plan Areas, or CPAs) which were selected based on several factors used to determine areas that have been most impacted by structural and historic racism. The selected communities include: Arleta/Pacoima, Mission Hills-Panorama City-North Hills, Westlake, West Adams-Baldwin Hills-Leimert Park, Boyle Heights, South Los Angeles, Southeast Los Angeles, and Wilmington and Harbor Gateway. The neighborhood of Skid Row was also included although it is not an individual Community Plan Area but is located within the Downtown LA CPA. The first phase of the LA REPAIR Program launched in June 2022 and included Boyle Heights, Mission Hills-Panorama City-North Hills, and Southeast LA. The remaining six REPAIR zones will launch in January 2023. The initial idea collection phase for each area identified various community priorities that were used to create guidelines for the call for proposals that was issued December 2022. Community residents will be able to vote on the proposals later in 2023. In 2022, the Civil + Human Rights and Equity Department also allocated \$2 million to one

community-based organization in each LA REPAIR area to launch Peace and Healing Centers. The Centers will include culturally-informed programming to address social, economic, and environmental harms created by institutional and structural racism.

Economic development is also a critical component of the City's placed-based strategy in lower-income communities. In 2022, the City approved five new Jobs & Economic Development Incentive (JEDI) zones, four of which are in primarily Lower Resource or High Segregation & Poverty Areas in Watts, Wilmington, Pacoima, and Reseda. Each area includes a Business Incentive Plan which includes providing permit subsidies of up to \$10,000 for between 15-20 businesses. The business support is complemented by the City's ongoing investment in WorkSource and YouthSource centers which served 44,640 jobseekers and over 18,000 youth at various sites throughout the City.³

In addition to direct investment, the City is also working on several land use planning initiatives aimed at addressing the needs of lower resource and High Segregation and Poverty Areas. Most notably, the Slauson Transit Neighborhood Plan (TNP) was adopted by the City Council in November 2022 and expected to become effective in mid-2023. The Slauson TNP amended the land use planning along Metro's Rail to River/Active Transportation Corridor project that is expected to open in 2024. The Rail to River project will connect two Metro stations by converting an abandoned railroad track into a bicycle and pedestrian path located primarily in low resource and High Segregation and Poverty areas. The changes to the area's land use better connect businesses with the new bicycle path, provide regulations and incentives to support economic and workforce development in the area, and establish additional incentives for affordable housing.

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

³ Based on data from the Year 23 Workforce Development Board Annual Plan

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 a number of bills and programs throughout 2022 that increased funding for affordable and supportive housing, including \$750 million for Homekey Round 3, \$250 million for the California Housing Accelerator, \$425 million for the Infill Infrastructure Grant program, and \$1 billion for the Homeless Housing, Assistance and Prevention program (Program 17). In addition, the City advocated for the inclusion of scoring criteria in state funding programs to incentivize the production of affordable housing in Higher Opportunity Areas.

As mentioned previously, the voters of the City of Los Angeles also passed Measure ULA, a graduated transactions tax on real estate sales above \$5 million which is estimated to generate up to \$800 million per year to be used for affordable and supportive housing development and homelessness prevention. City staff and a newly appointed oversight board will develop guidelines to direct the spending of these new resources, which will include goals and incentives for providing more affordable housing in higher-resource areas of the City (Program 20).

The City is continually identifying and pursuing funding opportunities that support integrated affordable housing, infrastructure, and community development investments in low resource and high segregation and poverty neighborhoods. In 2022, the City applied for funding for affordable housing and infrastructure projects as part of the State's Affordable Housing and Sustainable Communities (ASHC) program and was awarded over \$163.3 million (roughly 20% of the State's total AHSC funding for the year). The AHSC award will produce 929 units, of which 890 units (95%) will be dedicated for low-income and extremely low-income households. The funding will also support 7.23 miles of pedestrian and cycling improvements surrounding the affordable housing developments. Of the seven awarded AHSC projects, two are in High Segregation and Poverty areas and three are located in Low Resource neighborhoods (based on the 2023 TCAC map).

In addition, a coalition of various community organizations and city departments received \$35 million in Transformative Climate Communities (TCC) funds to support the

creation of the South Los Angeles Eco-Lab. The South LA Eco-Lab is a significant community revitalization project in a very low-resource area that will provide 6,000 shade and fruit trees, 140 solar roofs for low-income households, 16 new EV charging stations, add 250 bicycles to the e-bike library, and provide free metro passes to 10,000 residents. The investments are complemented by dedicated funding for displacement avoidance efforts including know-your-rights workshops and education for residents and eviction defense services.

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 2022, 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 City preserved 302 at-risk units which extended their affordable covenants for an additional 30 years (see Program 27) and HACLA preserved 945 rent stabilized (RSO) units and restricted 634 units of those units with 55 year affordability covenants (see Program 30). This exceeded the program's goal of 750 acquired units by 2022. HACLA also continues to rehabilitate and redevelop its historic public housing stock. In 2022, 377 public housing units were renovated, 172 of new housing units on public housing sites completed construction, and an additional 157 units are currently in construction (see Program 24 for a more detailed breakdown).

These outcomes directly support anti-displacement efforts and contribute to place-based revitalization. For example, the HACLA acquired buildings for NOAH were located in the Baldwin Village area which is currently designated as a High Segregation and Poverty Area but located near the newly opened Metro Crenshaw Line. This area is home to one of the largest percentages of Black residents in the City and has been experiencing rapid gentrification pressure. Pueblo del Sol, the public housing site that completed renovation work in 2022, is located in Boyle Heights, a historic Latinx community that is also considered a High Segregation and Poverty Area. Most of the new development on public housing sites was located in Watts and integrated with a broader community revitalization and anti-displacement effort called Watts Raising which is funded through the Transformative Climate Communities program.

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 (expected in 2023), long-range planning efforts, service-delivery and outreach strategies. Both studies — one focusing on mapping and analyzing areas with high displacement pressure, and the other focusing on anti-displacement policies — must be completed by June of 2023 due to their respective funding deadlines. Both studies are currently on track for completion.

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 2022 and early 2023, the City took several steps towards expanding and enforcing affordable housing replacement, right to return, and relocation expenses. This included expanding the relocation services offered to tenants facing a no-fault eviction to include information and assistance with the Right to Return and Right to Remain protections established in the Housing Crisis Act (SB 8/330). Additionally, with passage of the City's Just Cause Evictions Protections Ordinance, effective January 27, 2023, relocation assistance has been strengthened for non-RSO rental units, including single-family homes. An estimated additional 376,000 rental units have access to relocation assistance or higher relocation assistance amounts than before. Relocation payments are required for all residents who are evicted for the purpose of redevelopment. In addition, relocation amounts are scheduled to increase in July 2022 and again in July 2023 to adjust with the Consumer Price Index.

In addition to the Citywide changes, several proposed community or area-specific plans proposed or adopted over the past year include replacement obligations that are more stringent than those in the rest of the City. For example, the Downtown Los Angeles Community Plan Update, the South Los Angeles Community Plan Implementation Overlay, and the Mello Act Ordinance all require all RSO units to be replaced with deed-restricted affordable housing. The Citywide Rezoning Program (Program 121) will also consider an expansion of housing replacement and right to return requirements, with a draft anticipated in 2023.

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

Ongoing habitability enforcement is a critical tool in addressing place-based investment and protecting tenants from disinvestment and displacement. The Housing Element includes a goal of inspecting up to 200,000 multifamily residential units annually, however, due to staffing shortages and inspections delays due to COVID-19, 119,114 units were inspected in 2022 (Program 28). Properties that have significant deferred maintenance are placed in the City's Rent Escrow Account Program (REAP) (Program 38), which requires rent to be deposited in an escrow account and only used for repairs. In 2022, the Housing Department with the assistance of four contracted community-based organizations successfully closed 223 REAP cases after the landlords provided all necessary repairs. Currently there are 602 open REAP cases. Based on research conducted by LAHD, REAP buildings 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. For this reason, the Housing Department contracts with organizations that are rooted in community and provide culturally-competent outreach and education. In 2022, the REAP contractors included: Coalition for Economic Survival (CES), Inquilinos Unidos, Strategic Actions for a Just Economy (SAJE), and Inner City Law Center. Traditionally, LAHD's Systematic Code Enforcement Program (SCEP) inspectors also work with the L.A. Department of

Water and Power (DWP) to prevent utility shut-offs, however after the COVID emergency declaration, DWP issued a moratorium on shut-offs. In November 2022, DWP approved a policy to end water and power shut offs for low-income residential customers unable to pay their utility bills. Rather than use cutoffs as a debt collection strategy, DWP will provide information to customers about discounts, payment plans, conservation, and other financial assistance.

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 2022, LA City Planning processed two UDU applications. This is less than the target of 65 applications per year. City Planning will continue to evaluate the UDU program to examine barriers to utilization, which may be 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 inspections 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 first three months of 2023 has seen the culmination of a three-year period of unprecedented action to protect tenants from unjust and harmful displacements from their homes. As it lifted its COVID Emergency Declaration and many of the emergency tenant protections that prevented tens of thousands of evictions during the pandemic that would have put renters at greater risk of COVID (and homelessness), the City passed a suite of new and permanent tenant protections policies to ensure that renters are not unnecessarily displaced after the expiration of the City's COVID Emergency Declaration. The new tenant protections include:

1. **Universal Just Cause Eviction Requirement:** Effective on January 27, 2023, the City enacted the Just Cause Ordinance (No. 187737) which expands just cause eviction

protections (landlords can only evict for specifically 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 6 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.

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, landlord's 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 5%+Consumer Price Index, or 10%, whichever is lower, the tenant can choose to pay the rent increase or, if the tenant cannot afford the rent increase, can tell the landlord. The landlord can choose to withdraw the rent increase or 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.

During the COVID Emergency Declaration, the City had paused the processing of Ellis Act filings for those properties that still had tenants. On February 1, 2023, the City lifted the Emergency Declaration and also the City's pause on Ellis. However, the City instituted a requirement that the owner issue an additional 60-day notice of intent to Ellis to tenants. 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.

The City continues to enforce tenant protections through LAHD investigations. In CY 2022, 10,978 complaints were received and investigated of alleged violations of the RSO and/or COVID-19 renter protections. LAHD was able to investigate and resolve 99% of cases, while the remaining cases were referred to the City Attorney's office for further

enforcement. Since the City passed the Tenant Anti-Harassment Ordinance passed in July of 2021 through October 2022, the City received over 5,000 tenant complaints of landlord harassment that were investigated by LAHD, several of which were referred to the City Attorney for further enforcement.

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). Since the program's beginning in July 2021, the Stay Housed L.A. contractors provided legal services to 5,407 households, including 1,263 that received full legal representation to defend their eviction case. Of those eviction defense cases, 51% of the households were able to stay in their homes, and 39% who chose to move were able to move out with a soft landing (includes more time to move, a waiver of back rent and/or return of security deposits, and masking of any eviction on their credit record). Only 8% of tenants lost their eviction case. Of the households represented, 34% were African American and 33% were Latinx, 26% reported having a disability, and 12% identified as a domestic violence survivor. Eighty-four percent reported an income at or below 30% AMI (\$24,850 or less).

The Los Angeles Department of Disability also reported serving 262 seniors with legal assistance - including 74 seniors seeking housing-related legal assistance (Program 91).

Enforcement of tenant protections is complemented by the City's ongoing commitment to tenant and landlord outreach and education. LAHD hosted 78 weekly virtual webinars for tenants and/or landlords, providing education about and access to LAHD's housing programs. LAHD also continues to operate its RSO Hotline to answer questions and address concerns and provides one-on-one appointments in-person and virtually. Through Stay Housed LA, the city-funded community-based organizations reached a total of 383,744 tenants through direct outreach, hosted 386 educational events, and provided 6,713 tenants with navigation services to help tenants find new housing when their current housing situation becomes untenable (Program 88).