

Los Angeles General Plan

Housing Element 2021-2029

Annual Progress Report

Program 124: Affirmatively
Furthering Fair Housing

2025

Supplemental Report for Program 124: Affirmatively Furthering Fair Housing

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Annual Progress Report
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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 2025 Annual Progress Report (APR) of the Housing Element provides a more cohesive picture of the various components of the AFFH program that goes beyond the individual program updates. Additional context on the programs referenced below can be found in Table D of the APR as well as Chapter 6 of the Housing Element.

Program Highlights

In 2025, the City and its residents focused on affirmatively furthering fair housing by:

- Permitting 5,230 units of Affordable housing, a 46% increase from 2024 and a record high number in recent years
- Ministerially approving 11,055 100% affordable units through ED1; Making the program permanent through the Affordable Housing Streamlining Ordinance (AHSO) which became effective on December 19, 2025; Over 3,000 units permitted in 2025 under the program with 31% in High and Highest Resource areas.
- Financing 9 affordable housing projects (Program 6), 22% of which (2 out of 9) are located in high and highest opportunity areas with 16% of financed units (117 out of 734) located in high and highest opportunity areas
- Preparing to administer both Measure ULA and LACAHSAs, two new dedicated local funding sources that together will provide approximately \$560 million over the 2025-2026 Fiscal Year for affordable housing development, preservation, and homelessness prevention. (Program 20)
- Releasing the Homes for LA NOFA, which invited applications for over \$393 million, including \$316 million from Measure ULA, to fund new affordable housing development and support low-income renters in the City of Los Angeles (Programs 6, 16, 20, 90)

- Providing immediate housing stabilization resources to 494 extremely- and very-low income, senior and disabled households that were at risk of homelessness through the United to House LA Income Support Program (created by Measure ULA)
- Reaching 99,417 tenants through the Stay Housed LA Eviction Defense Program (EDP) (Program 88), also funded by Measure ULA. In 2025, EDP hosted 165 educational workshops, provided navigation services for 33,870 residents, and eviction and defense services for 8,714 households at risk of eviction. Based on data analyzed by the Housing Department, 93% of households that received legal representation had a favorable outcome - including 56% of households that were able to stay in their homes and 38% of households that received a soft landing and avoided homelessness
- Updating the Rent Stabilization Ordinance (RSO) allowable rent increase formula for the first time since 1985. City Council took action to prohibit rent increases beyond 4%, even in high inflationary times, which will help stabilize tenants who would have otherwise faced rent increases of up to 8%. The RSO regulates approximately 651,000 rental units in Los Angeles, representing nearly 74% of the City's multi-family housing stock (Program 32)
- More than half a million in added capacity for housing units added via the Citywide Rezoning Program in 2025 (Program 121), specifically the Citywide Housing Incentive Program (CHIP), Downtown LA and Hollywood Community Plan Updates.
- Within the first ten months of the Citywide Housing Incentive Program (CHIP), approximately 223 project applications, proposing 26,872 units, were proposed.¹ Of the total proposed units, 59% are proposed in Higher Opportunity Areas and 37% would be set aside as covenanted affordable. The CHIP is a core component of the Citywide Rezoning Program (Program 121), which includes the Resident Protections Ordinance (RPO) and Housing Element Sites and Minimum Density Ordinance (HESMDO) which all went into effect February 11, 2025. The Adaptive Reuse ordinance was also adopted by City Council in December 2025, and became effective in February 2026 after legal review.

¹ The number of project applications and proposed units include those in their Preliminary Application stage. Preliminary Application Referral forms (PARs) are projects that have submitted a referral form, not a formal application to City Planning, and are subject to change and refinement prior to formal filing.

In 2025 the City of Los Angeles made significant progress in advancing equitable development, neighborhood stabilization, and investment in affordable housing production. The two most prominent work programs that accomplished this were the implementation of Measure ULA and the adoption of the RHNA rezoning program.

The City has adopted its RHNA Rezoning Program (Program 121) that greatly increases housing capacity, and includes strategies to achieve deeper affordability, incentivize housing for large families, and provide greater housing opportunities for people with disabilities and seniors. The Housing Element Rezoning Program, encompassing Community Plan Updates, the Citywide Housing Incentive Program Ordinance (CHIP), Housing Element Sites and Minimum Density Ordinance (HESMDO), and Resident Protections Ordinances (RPO), seeks to address this need and fulfill the City's state housing obligations. The CHIP aims to increase affordable housing production through incentive-based tools, particularly in areas with access to jobs, infrastructure, and neighborhood amenities, while the RPO is intended to minimize displacement and expand occupant protections.

United to House LA (ULA) continues to represent the City's most robust commitment to scaling local investment in housing resources and building the capacity to deploy these funds to meet the diverse housing needs of Angelenos. ULA is a graduated transfer tax on real estate transactions above \$5 million that is then invested into an array of housing production, preservation and homelessness prevention programs. Since it went into effect in April 2023, ULA has generated over \$1.1 billion in revenue, with monthly revenue collection continuing to trend upward. ULA includes five affordable housing funding programs, which were launched in September 2025 with the release of the Homes for LA Notice of Funding Availability (NOFA). This represented a historic moment for Los Angeles, as the largest solicitation in LAHD's history and the first time that significant resources for preservation were made available through a competitive NOFA. The Homes for LA NOFA invited applications for a total of over \$393 million across seven funding programs, of which over \$316 million was provided by ULA to prioritize creating new affordable housing and preventing future homelessness in the City of Los Angeles.

This new dedicated local funding source also aligns with state and local goals to produce more affordable housing in Higher and Highest Opportunity census tracts, as the NOFA's new construction programs provide priority points to projects located in these census tracts. The City will be able to more meaningfully measure impacts of these funds after projects awarded funding through the NOFA are announced in Spring 2026.

Measure ULA will also further support the City in advancing its preservation goals. As reported in the Annual Progress Report for 2024, only one preservation project was awarded funds that year (restricting 106 units through 2034). As of 2025, however, the City now has \$85,011,922.94 dedicated to several preservation programs through the FY25-26 ULA Expenditure Plan. This will allow the City to be able to meaningfully support many more projects that both stabilize tenants and avoid the conversion of existing affordable housing in Los Angeles (Program 27).

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

- Housing for people with special needs
- Housing for people experiencing homelessness or at risk of homelessness
- Voucher assistance to increase housing mobility
- Increasing affordable housing in Higher Opportunity Areas²
- Prioritizing local resources for housing in Higher Opportunity Areas
- Developing pathways to homeownership
- Increasing investments in Low Resource/High Segregation and Poverty areas³
- Developing new sources of funding to support affordable housing and community investment in High Segregation and Poverty areas .
- Preserving affordable housing
- Monitoring displacement trends and developing tools to mitigate displacement
- Requiring the replacement of affordable housing, the right to return, and relocation assistance
- Conducting code enforcement to advance habitability and minimize displacement

² 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.

³ As identified by the State of California HCD/TCAC Opportunity Map.

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

Program Progress Updates

In compliance with US Housing and Urban Development (HUD) and AB 686 (2018), individual metrics, timelines, commitments and AFFH components are summarized in the sections below. Please also refer to the individually referenced Programs in Chapter 6 of the Housing Element⁴ 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 people with disabilities through the Accessible Housing Program (AcHP), which requires that any housing that receives City funding must meet Federal and State accessibility requirements by including units that are affordable and accessible to people with disabilities (Program 8). AcHP accomplishes this through a combination of new construction, rental assistance and social service programs, zoning tools, and fair housing investigations.

AcHP continues to increase the supply of accessible, affordable housing units in Los Angeles. In 2025, the Los Angeles Housing Department (LAHD) certified the accessibility standards of 555 accessible housing units, a 14% decrease from the 634 units certified in 2024. Between 2021 and 2025, LAHD provided 2,041 new accessible housing units. This represents 51% of the program goal to provide 4,031 accessible housing units by September 2026. The City is currently updating its Affordable & Accessible Housing Registry to enable lower-income households with disabilities to better locate and apply for housing that meets their needs.

LAHD also achieved a 95% compliance rate with Fair Housing Policies among occupied housing developments subject to AcHP, meeting the program goal of maintaining a 90% certified compliance rate for the more than 900 housing developments subject to AcHP.

⁴[https://planning.lacity.gov/odocument/6fbfbdd0-a273-4bad-a3ad-9a75878c8ce3/Chapter_6_-_Housing_Goals,_Objectives,_Policies,_and_Programs_\(Adopted\).pdf](https://planning.lacity.gov/odocument/6fbfbdd0-a273-4bad-a3ad-9a75878c8ce3/Chapter_6_-_Housing_Goals,_Objectives,_Policies,_and_Programs_(Adopted).pdf)

For non-compliant units, the City continued to implement a corrective action and enforcement process. As more developments comply with accessibility standards, the City anticipates more accessible housing units will become available.

The City also provides rental assistance and direct services for people with disabilities and other special needs. As of December 31, 2025, the Housing Authority of the City of Los Angeles (HACLA) is administering 631 Special Purpose Vouchers for eligible households, which includes non-elderly disabled individuals. This far exceeds the Housing Element's annual goal of administering 375 vouchers for disabled and elderly households (Program 42).

The City also provides special housing accommodations for people experiencing domestic and interpersonal violence. In 2025 the City provided services for 1,651 individuals (Program 93) and increased the number of shelter beds for Survivors by 30% (from 567 to 754).

In 2025, the City began implementing the ordinances that constitute the Citywide Rezoning Program (Program 121). These Ordinances include strategies to incentivize deeper affordability through mixed affordability incentives and replacement requirements that include Extremely Low Income (30% AMI) and Acutely Low Income (15% AMI) Households. In the first 10 months of the CHIP program, 472 units (4%) were proposed to be set aside as Extremely Low Income. The ordinances also incentivize family-sized units, and provide greater housing opportunities for people with disabilities and seniors. Through CHIP's Public Benefits Option, approximately 22 projects (10%) provided multi-bedroom units. This means that developers received additional FAR and/or height in exchange for setting aside at least 10% of units as three bedrooms or larger. In addition to the Citywide Rezoning program, both the Downtown LA and Boyle Heights Community Plans include an incentive program for Acutely Low Income Households (Program 81).

Finally, through its contract with the Housing Rights Center (HRC), the City investigates Fair Housing complaints. In 2025, HRC received 8,566 general housing inquiries, including 1,999 discrimination complaints. Of these discrimination complaints, 862 were counseled and referred, and one case was opened. Approximately 62% of the cases served constituents in a disability-protected class (Program 82). The number of discrimination complaints received is a meaningful increase of 67% from 2024 program outcomes, when HRC received 1,198 discrimination complaints. This also far exceeds the Housing Element program goals of resolving 500 fair housing investigation complaints annually.

Through a local City Planning process, the City also allows for individuals with Disabilities to request Reasonable Accommodations provided by the Federal Fair Housing Amendments Act of 1998 and California's Fair Employment and Housing Act. In 2025, the Department of City Planning received and completed 2 requests for Reasonable Accommodations (RAO). This is less than the goal of 5 per year, but the number of requests has fluctuated during this Housing Element cycle. In 2025, the Department of City Planning made slight modifications to its Reasonable Accommodations (RAO) forms and instructions for consistency with underlying regulations and administrative procedures. (Program 82)

Housing for people experiencing homelessness or at risk of homelessness

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

The 2025 Point in Time Count found that there were 43,695 people experiencing homelessness in the City of Los Angeles on any given night. This represented a 3.4% decrease overall compared with 2024, while unsheltered homelessness dropped by 7.9% (from 29,275 in 2024 to 26,972 in 2025) and the number of people in shelters rose by 4.7% (from 15,977 in 2024 to 16,723 in 2025).

As local, state, and federal funding for homelessness and homelessness prevention services are reduced and/or funding priorities shift, such as with State HHAP and Federal Continuum of Care (CoC) Program funds, the City of Los Angeles is working to identify resources to prevent Angelenos currently in interim and permanent housing from falling back into unsheltered homelessness. Locally generated by Measure A (a 2024 LA County Ballot Measure), the Local Solutions Fund (LSF) is a new resource that funded the operations of the City's Tiny Home Village and Homekey interim housing programs in 2025. Measure A has also allocated funding for the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs), which has made new resources available to the City (Program 20). As approved by City Council and the Mayor in 2025, LACAHSAs funds will be dedicated to the new Alliance Time Limited Subsidy (TLS) Program, providing rental assistance and case management support to 2,000 formerly homeless households. Lastly, new local resources made available through the City's House LA Fund (created by Measure ULA) has also provided immediate housing stabilization resources to 494 extremely- and very-low income, senior and disabled, tenant households that were at risk of homelessness in 2025 through the United to House LA Income Support Program. While the funds are not required to go towards

housing costs, this income support program does further housing element programs 92 (Comprehensive Homeless Strategy) and 88 (Eviction Defense program) which seek to stabilize families in housing to prevent evictions and homelessness.

The City continues to invest in multiple systems and programs to support residents experiencing homelessness, including permanent supportive housing, housing vouchers, and shelters. Based on the 2025 Housing Inventory Count (HIC) in February 2025, the Los Angeles Homeless Services Authority (LAHSA) reports 17,207 interim housing beds and 22,469 permanent supportive housing units were open within the City, including City-funded and non-City funded beds/units.

In 2025, 734 permanent supportive housing units were completed, financed through pooled local, state, and federal resources such as locally sourced Affordable Housing Trust Fund, Affordable Housing Linkage Fee, and House LA Fund; State Permanent Local Housing Allocation Program (PLHA) Program; and HOME Investment Partnerships Program (HOME) funds (Program 18). Moreover, through LAHD's Accessible Housing Program (AcHP), the City promotes, monitors and enforces equal opportunities for people with disabilities to rent, use, and enjoy this housing. 162 new accessible permanent supportive housing units (106 mobility units and 56 sensory units) were certified by AcHP in 2025.

The City is obligated to increase funding for homelessness related work programs to meet the settlement agreement with the LA Alliance for Human Rights. In June 2022, as a requirement of the settlement, the City agreed to significantly increase housing and shelter options to house 60% of its unsheltered population, excluding those with serious mental illness (SMI). This would require 12,915 new beds or units over the course of five years. In 2025, 8,002 interim and permanent supportive housing beds or units were open and occupiable under the Alliance Settlement Agreement (Program 92). Additionally, as of December 2024, 7,493 Roadmap beds were open and occupiable, including 2,414 rapid rehousing and shared housing point-in-time placements overseen by LAHSA. The City met all obligations under the Roadmap agreement, which terminated on June 30, 2025, however, the City continues operations and services at Tiny Home Villages, Safe Parking, Safe Sleep, and A Bridge Home sites resourced by the City's General Fund and State Homeless Housing, Assistance and Prevention (HHAP) Grant Program.

In addition to its myriad efforts to increase the City's supply of transitional and supportive housing, the City's Housing Authority (HACLA) continued its commitment of permanent supportive housing assistance to almost 29,000 households through various

rental assistance programs in 2025 (Program 92). This commitment includes an additional 3,227 Emergency Housing Vouchers (EHV) (Program 128). HACLA also continued to administer 5,115 HUD-VASH vouchers (Program 100) to support the Homeless Veterans Initiative, as well as 4,177 certificates through the Continuum of Care Program (Program 105).

People experiencing homelessness or at-risk of homelessness can access services through the Coordinated Entry System Access Centers, Navigation Centers, and Family Solutions Centers (Program 98), which provides access to basic necessities, emergency services, and referrals to housing resources throughout LA County. In addition, the City's Community Investment for Families Department (CIFD) provides social, educational, work, and family support services across 19 FamilySource Centers for low income households that are at-risk of homelessness. In 2025, FSCs supported 2,709 households with comprehensive case management and housing stability services through the Solid Ground Program (Program 136), a 21% increase from 2024 (2,239 households).

Consistent with Government Code Sec. 8698.4, during a locally declared shelter crisis, providers can establish shelters on city owned land in any zone through a streamlined approval process. These standards are codified in the LAMC in Sec. 12.80 and 12.81. The City Council has renewed the City's declared shelter crisis annually since it was first enacted in 2018 ([CF 15-1138-S33](#)). In 2025, the City Council approved a code amendment that harmonizes the local Emergency Shelter code sections with the definition of Homeless Shelter found in state law. The code amendment became effective December 2025. This code amendment further supports the by-right development of shelters (Program 115) and is consistent with the City's longstanding policy to rely on Section 8698.4 as broadly as possible to serve persons experiencing homelessness.

Administratively, the City made great strides to improve governance and oversight of the City's homelessness response. In December 2025, City Council and the Mayor approved the creation of a new Homelessness Oversight Bureau within the Los Angeles Housing Department, which will consolidate the responsibilities of overseeing the City's investments into the homelessness system, contracts and payments, performance of programs and services, and strategic regional coordination. The Bureau is expected to be staffed up beginning in 2026 (see Program 20).

Voucher assistance to increase housing mobility

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

HACLA continued to prioritize resources for people at-risk of homelessness and to increase voucher utilization in Higher Opportunity Areas (Program 102). HACLA implemented a Mobility Demonstration Voucher program with the assistance of federal funding in December 2022, and as of December 31, 2025, had 216 participant families enrolled to receive mobility-related services. As of 2025, LACDA is no longer a partner agency for the Mobility Demonstration Voucher program. Unfortunately this enrollment falls significantly short of the stated program goal to provide 1,950 new Mobility Demonstration Vouchers per year for six years.

Increasing affordable housing in Higher Opportunity Areas

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

In 2025, the City reached several significant milestones with the RHNA Rezoning Program (Program 121) which seeks to increase housing opportunities (adding 255,432 units of housing capacity) and affordable housing production in Higher Opportunity Areas. Within the first ten months of effectuation, it was evident that there was a strong interest in the CHIP program as 223 projects proposed 26,872 units.⁵ Of the total proposed units, 59% are proposed in Higher Opportunity Areas and 37% would be set aside as covenanted affordable. The program also aimed to process more projects ministerially, establishing a new Expanded Administrative Review (EAR) process with City Planning for projects requesting incentives not on the menu, or using Public Benefit Options. These projects would have otherwise required a discretionary entitlement and been subject to appeal prior to CHIP. As a result, in the first 10 months of CHIP, the program has streamlined 91% of formal applications, as projects received ministerial

⁵ The number of project applications and proposed units include those in their Preliminary Application stage. Preliminary Application Referral forms (PARs) are projects that have submitted a referral form, not a formal application to City Planning, and are subject to change and refinement prior to formal filing.

review through the Los Angeles Department of Building and Safety or City Planning's new EAR process.⁶

In addition, the CHIP Ordinance - through the Affordable Housing Incentive Program (AHIP) - furthers the development of 80-100% affordable housing in Higher Opportunity Areas (Programs 48 and 121). Within the 10 months of CHIP, all proposed AHIP developments utilized the 100% Affordable Program, making up 47% of all proposed projects. Of the 9,458 AHIP units, 44% (4,192 units) are located in Higher Opportunity Areas.⁷

The Citywide Housing Incentive Program (CHIP) Ordinance also streamlines the approval of affordable housing by eliminating discretionary project review processes from projects providing affordable housing. This change removes uncertainty that can make developing in Higher Opportunity Areas risky. In 2023, the City amended the zoning code to exempt deed-restricted units from counting towards the 50 unit residential unit threshold required for Project Review, a discretionary process. CHIP further streamlined Project Review for mixed-income, multifamily housing by exempting any project that provides restricted affordable units on-site consistent with the set asides required to be exempt from the City's Affordable Housing Linkage Fee (8% ELI, 11% VLI, 20% LI, or 40% MI). These two amendments remove additional layers of review for projects that provide affordable units. Removing additional barriers, AB 130 included a new statutory exemption from CEQA to streamline housing project approvals. The law became effective in June 2025, and the City Planning department released an implementation memo in October 2025 to clarify procedures (Program 55).

In 2025, City Planning initiated a new zoning code amendment work program focused on technical clarifications, corrections and revisions to reduce barriers to housing production, and facilitate the implementation of the recently adopted incentive tools in the CHIP Ordinance. The work effort is grant funded by REAP 2.0, for furthering its goals to accelerate infill and affordable housing, affirmatively further fair housing (AFFH), and reduce Vehicle Miles Traveled (VMT). The code amendment is expected to be adopted in 2026. The City also analyzed the impact of new state laws in 2025, including SB-79. The City Council instructed the Planning Department to prepare several report-backs on the state law ([CF 25-1083](#)). The City has worked to ensure that a majority of newly

⁶ This only includes formal applications to either the Department of City Planning or Department of Building and Safety. This does not include projects that filed only preliminary applications.

⁷ The number of project applications and proposed units include those in their Preliminary Application stage. Preliminary Application Referral forms (PARs) are projects that have submitted a referral form, not a formal application to City Planning, and are subject to change and refinement prior to formal filing.

added capacity permitted by the bill is facilitated in higher opportunity areas, with a delayed effectuation ordinance expected in 2026.

The various Community Plan Updates underway and recently adopted introduce changes to the land use mix, zoning intensity, and in some cases apply a local affordable housing incentive program. Many of the plans currently underway and recently adopted are designed to increase affordable housing opportunities in Higher Opportunity Areas (see Program 65 for details). This includes the Hollywood and DTLA plans (both effective as of February 2025), the Harbor plans (approved September 2025 and under legal review) and plan updates on the Westside, Southeast Valley, and Southwest Valley which are currently under way. These updated Community Plans establish community level affordable housing programs (Program 81) in Community Plan Implementation Overlays (CPIOs). Projects processed under CPIO entitlements seek incentives under these community level local programs, rather than State DB or other citywide incentives. In 2025, there were 1,486 housing units proposed for entitlement via CPIO projects, including 1,160 affordable (13 ELI, 9 VLI, 932 Low, and 206 Moderate Income Units) housing units. Over the same time period, LA City Planning approved CPIO entitlements for 4,139 housing units, including 3,804 affordable (13 ELI, 18 VLI, 3368 Low Income, and 402 Moderate Income Units).⁸

In 2025, the City continued to implement the Mayor's [Executive Directive 1](#), and City Council permanently codified the program through the Affordable Housing Streamlining Ordinance (AHSO) which became effective on December 19, 2025. The AHSO intends to expedite affordable housing production citywide, and establish a predictable review process for projects in Higher Opportunity Areas. Since February 2023, the city has followed a ministerial approval process for all ED1 100% affordable projects. This ministerial approval process has yielded 11,055 units entitled in 2025. Perhaps most notable about 2025 is that ED1 units have begun to reach the permitting stage in large numbers. 3,020 ED1 units had permits issued in 2025, with 927 units (31%) in High and Highest resource areas. This represents an improved distribution into High resource areas compared to 1,591 units (13.7%) of units permitted between 2009-2018 prior to the City's latest Housing Element Update, and the streamlining introduced by the ED1 program in December 2022.⁹

⁸ Data includes CPIO projects located in the Downtown, Hollywood, South Los Angeles, Southeast Los Angeles and West Adams-Baldwin Hills-Leimert Community Plan Areas.

⁹ Data from Table 4.31 of Ch 4 of the Housing Element:
https://planning.lacity.gov/odocument/f5ac3c70-3f89-44c4-a05c-58f93d32c426/Chapter_4_-_Adequate_Sites_for_Housing_%28Adopted%29.pdf

Prioritizing local resources for housing in Higher Opportunity Areas

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

In September 2025, the Los Angeles Housing Department released the first Notice of Funding Availability (NOFA) utilizing United to House LA revenue. The Homes for LA NOFA accepted applications for over \$370 million for seven programs that prioritize creating new affordable housing and preventing future homelessness in the City of Los Angeles. The Homes for LA NOFA is the largest solicitation in the Department's history, and represents both commitment to scaling local investment in housing resources and a new capacity to deploy these funds for an unprecedented diversity of housing needs. In alignment with state and local goals to produce more affordable housing in Higher and Highest Opportunity census tracts, the NOFA's new construction programs provide priority points to projects proposed in such areas. Projects awarded funds through the NOFA will be announced in Spring 2026.

Forward looking, the City has made several recent changes to the programs responsible for utilizing public land for affordable housing development (Program 15). In February 2026, the City approved revisions to the Asset Evaluation Framework (AEF), including the addition of the California Tax Credit Allocation Committee (TCAC) and California Housing and Community Development Department (HCD) Opportunity Maps/Affirmatively Further Fair Housing (AFFH) assessment in the framework. This tool will be used to analyze City-owned, and other publicly- and privately-owned property for permanent and interim housing, homeless facilities, economic development, and other uses.

In 2025, the Mayor's Office also partnered with cityLAB, a research institute at UCLA, to launch a competition to develop housing on small, city-owned properties (Program 15). This initiative aims to build housing on underutilized city-owned land and ultimately produce demonstration projects for other similar parcels of land. The Mayor's Office worked with the City Council to introduce a motion to direct LAHD to issue an RFQ for development on eleven city-owned parcels, two of which (18%) are located in high opportunity areas.

The Affordable Housing Incentive Program (AHIP) a part of the Citywide Rezoning Program (121) also includes significant new incentives for projects located on publicly owned land or zoned for Public Facilities (PF). All AHIP projects also receive higher incentives in moderate and high opportunity areas. The new incentives allow the City Council to approve new affordable housing projects on land owned by certain public agencies through a streamlined approval process. Additionally, the program supports innovative housing strategies including 80% affordable faith based projects and shared equity projects to encourage alternative models for affordable housing production (Programs 4 and 62). While there have not yet been any case filings for Public Land projects, the AHIP program has been popular, as detailed in section D of this report.

Developing pathways to homeownership

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

The City continued to fund homeownership opportunities for lower and moderate income households through the Low-Income Purchase Assistance (LIPA) Program and the Moderate Income Purchase Assistance (MIPA) Program, both administered by LAHD (Program 1). In 2025, LAHD successfully assisted 80 low- and moderate-income, first-time homebuyer families consisting of 181 household members purchase homes in the City. The total investment between the two programs was \$11,306,563 in purchase assistance loans. This fell short of the Housing Element goal of executing 150 loans annually. The FY 2025-26 ULA Expenditure Plan allocated \$15,634,377 to the ULA Homeownership Opportunities Program, and the City continues to expend these funds through its LIPA program.

HACLA also has a program dedicated to transitioning Section 8 voucher holders into homeowners (Program 2), however, this program has faced significant challenges. The Section 8 Homeownership Program was established in 2000, and 72 households were able to become homeowners over the last 25 years. However, there are currently only 15 families receiving assistance through the program and HACLA is no longer enrolling new households in the program.

The City also continued its efforts to expand ownership typologies, particularly community and tenant ownership models. Measure ULA dedicates 22.5% of House LA Program Funds to Alternative Models for Permanent Affordable housing, 10% to

Acquisition and Rehabilitation, and 10% to Homeownership Opportunities, Capacity-Building & Operating Assistance. These programs will develop the capacity of Community Land Trusts (CLTs) and support tenant ownership models (Program 4 and 16). In July 2025, the City Council approved the FY 2025-26 ULA Expenditure Plan, through which the City dedicated \$390,859,416 for the development and preservation of affordable housing. Of these funds, \$87,943,369 was allocated to the Alternative Models programs, with \$61,560,358 allocated for Alternative Models New Construction and \$26,383,011 dedicated to Alternative Models Preservation.

The ULA Alternative Models for Permanent Affordable Housing program guidelines and ULA Acquisition and Rehabilitation of Affordable Housing include requirements for tenant engagement, leadership, management, and ownership of housing (Program 90). To support projects awarded ULA Funding, the ULA Capacity-Building Program will provide training and technical assistance to non-profit affordable housing developers, property management groups, as well as to community based organizations and community land trusts.

The Citywide Housing Incentive Ordinance (CHIP) (Program 121) includes missing middle housing typologies, faith based housing incentives, and shared equity incentives to encourage homeownership. The Corridor Transition (CT) incentive program within CHIP aims to produce missing middle housing by offering incremental density and FAR bonuses on sites with lower density zoning. It also enables development of for-sale housing typologies, as CT incentives can be combined with a subdivision case and processed ministerially. The program is only applicable on sites near transit and located in higher opportunity areas, with the intention of bringing more homeownership opportunities to neighborhoods with limited for-sale housing. The Affordable Housing Incentive Program (AHIP) supports the development of 80-100% affordable housing, including shared equity projects. In alignment with the Housing Element (Program 4 and 62), AHIP establishes a unique incentive for housing on land owned by Community Land Trusts or Limited Equity Cooperatives and land owned by Faith Based Organizations as those types of organizations are defined in the state tax code. Projects are granted smaller building form and lot incentives to encourage gentle density. The more flexible 80% affordability requirement of the Shared Equity Project type aligns with the City's Measure ULA guidelines for Alternate Models for Permanent Affordable Housing, and helps finance the creation of limited equity housing using a small portion of market rents or sales. In 2025, City Planning conducted outreach to inform applicants of these new programs, attending 17 events, reaching 748 professionals, and developing online training that can be accessed at any time. Of the 17 outreach events, City Planning held multiple Corridor Transition program focused sessions to understand developers and

industry professionals' experiences with the program. Their feedback will be used to shape program updates. Further refinement to these programs are being contemplated in a current work program that is expected to bring forward code amendments in 2026. These project types may also become more popular as funding is made available via Measure ULA.

In October 2025, City Planning officially kicked off the public launch of the [Missing Middle LA](#) program (Programs 3, 56, 62, 63 and 103). It is a new initiative to make both for-sale and rental housing more accessible by streamlining the city's review and removing barriers to building smaller, neighborhood-scale homes also known as "missing middle" housing. The program will build upon recent state laws allowing duplexes, small-lot townhomes, and for-sale of Accessory Dwelling Units (ADUs) in all residential zones. The Missing Middle LA initiative will be implemented through targeted zoning amendments organized around three pillars: small-scale homes code amendment, small lot subdivision ordinance update, and objective design standards. A draft ordinance is expected to be released for public review and comment in spring 2026. This work effort delivers on a number of program goals identified in the Housing Element, including Program 3, 57, 58, 59, 60, 62, 63, 78, and 103.

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.

Mobility Improvements

In 2025 the City continued efforts to prioritize mobility improvements in low-income areas (Program 133). As of 2025, 72 of 83 (86%) of capital transportation projects led by LADOT were at least partially located within neighborhoods in the top two quintiles of the Transportation Equity Index, exceeding the Housing Element goal of achieving a rate of 75% for these programs. LADOT also strengthened its equity framework to better align transportation investments with Mobility Equity Zones. Building on the City-adopted Community Health and Equity (CHE) Index, LADOT developed the Mobility Action Plan (MAP) Transportation Equity Index by adding transportation-specific indicators such as car-light households, transportation cost burden, and transit job access. This index will guide the City's five-year transportation short-range plan under MAP and is already informing investment alignment.

LADOT also advanced equity-driven delivery through reforms to the Residential Speed Hump Program. In November 2025, City Council approved a shift from a request-based application process to a safety- and equity-focused prioritization methodology. As a result, 100 percent of 2025 program locations were at least partially located within areas in the top two quintiles of the Transportation Equity Index.

LADOT adheres to a robust community engagement framework for major transportation investment projects. Culturally responsive engagement is a central piece of this engagement strategy (LADOT's Community-First Engagement model), specifically partnerships with community members and CBOs. In 2025, LADOT partnered with CBO's across 8 major capital projects to ensure that project content was accessible and culturally relevant to community members across Los Angeles. In addition to CBO partnerships, in 2025 LADOT also established a community ambassador pilot program. Ambassadors are recruited to support engagement efforts in their neighborhoods and typically reside and have long-term relationships with other community members and groups. One example is the Mobility Action Plan (MAP), a citywide planning effort currently being developed that will guide how the City prioritizes and delivers major transportation investments through a five-year short-range plan. Engagement is a core part of developing the MAP. In 2025, LADOT established a 15-member Community Advisory Board composed of residents from equity priority areas and priority populations to provide early and ongoing input on plan priorities. Based on this input, LADOT then partnered with five CBOs and deployed street ambassadors and a street team to conduct in-person outreach in equity priority areas, bringing the MAP engagement process directly into communities most impacted by transportation decisions.

LADOT also continued the success of the Universal Basic Mobility Pilot program in South LA, a \$30 million program launched in 2021 with the support of the California Air Resources Board (CARB), Sustainable Transportation Equity Project (STEP) and Transformative Climate Communities (TCC) state funds. The program expands mobility options in South LA by introducing approximately 10 components, including a transportation subsidy called mobility wallet that provides participants with \$1,800 annually for transportation expenses. As of 2025, of the 13 original Universal Basic Mobility (UBM) programs, 6 have been completed, and 5 are at least 50% finished, and two programs are in the implementation phase. Three additional programs were added, extending the timeline through 2027.

Participatory Budgeting

The Los Angeles Reforms for Equity and Public Acknowledgement of Institutional Racism (L.A. REPAIR) is the City of Los Angeles's first participatory budget pilot program (Program 135). L.A. REPAIR will distribute roughly \$8.5 million directly to nine city communities, called REPAIR Zones by the pilot's completion. After community votes were held in 2023 and 2024, LA Civil Rights awarded contracts to four community-based nonprofits (grantees) in its first cohort in 2025. Cohort I programming is still in progress, and two of the four grantees are combating housing insecurity and homelessness in the Boyle Heights REPAIR Zone. LA Civil Rights administers contracts for these organizations, which total \$775,000, and measures ELACC's provision of rental housing counseling paired with direct cash assistance for up to 100 low-income residents, as well as rental aid to approximately 70 families provided by Proyecto Pastoral, preventing displacement. Following the City's 2024 authorization of L.A. REPAIR's Cohort II grantees, in 2025, LA Civil Rights onboarded three grantees who will expand the Pilot Program's support of Angelenos experiencing homelessness or housing insecurity.

Economic Development Investments

The City of Los Angeles Jobs and Economic Development Incentive Zones (JEDI) Program provides economic development incentives for underserved areas that experience persistent unemployment and underemployment, low and moderate household income earnings, and neighborhood instability (Program 134). The program aims to gradually create economic equity citywide by promoting and expanding local businesses, resulting in greater employment opportunities and more financially secure communities. As of 2025, the City has established ten JEDI Zones since the launch of the program, with 235 businesses enrolled. This includes one new JEDI Zone, and 27 new businesses since 2024. Since inception the JEDI program has assisted 12 businesses with building compliance matters, referred 130 businesses to access capital totaling \$1,371,360, and connected 55 businesses to an employer connect program.

The LA Economic & Workforce Development Department (EWDD) launched Round 3 of the Microenterprise Assistance Grant Program (Program 124), totalling \$3.4 million that will assist up to 300 small businesses located in CDBG census tracts (where at least 51% of residents are low- or moderate-income). EWDD operates 10 BusinessSource Centers throughout the City, which in 2025 conducted outreach to over 6,400 businesses, enrolled 1,600 businesses into various programs and courses, and packaged 273 loan and grant applications for a total of \$28 million in capital infusion.

Additionally, EDWW awarded 231 grants to Legacy Businesses in 2025, totaling \$3 million, as well as \$450,000 in grants to 30 businesses located in Good Food Zones.

Investment in Public Housing

Another essential place-based strategy in lower-resource communities in 2025 were the targeted investments made in the City's public housing stock through preservation, redevelopment, and expanding services. In 2025, the first phase of the redevelopment of Rancho San Pedro was under construction and expected to be completed in 2026 . The second phase of Rose Hill Court redevelopment also achieved closing for 96 units and was under construction. HACLA also successfully received financing and entered into a Joint Development Agreement, respectively, for two phases of New Dana Strand. Finally, HACLA and its development partners completed two phases of the Jordan Downs redevelopment project in 2025, with a total of 209 units (Programs 7 and 24).

Environmental Remediation & Environmental Justice Planning

Another critical component of the City's investments in Low Resource communities and Environmental Justice is the Citywide Brownfields Program operated by LASAN (Program 14). The program offers technical and financial assistance to address challenges related to brownfields, particularly in underserved communities. Throughout 2025, the Program actively utilized brownfields grants from the United States Environmental Protection Agency (USEPA) and California EPA (CalEPA) to conduct environmental assessment and cleanups that will facilitate the revitalization of brownfields, transforming them into affordable housing projects, mixed-use developments with residential components, open spaces and parks. In 2025, the Program completed one cleanup grant and continued to implement four active cleanup grants that will continue in 2026. A significant achievement in 2025 was the successful redevelopment of a site in a Low Resource neighborhood where the Program completed a cleanup into a mixed-use project including 44 units of affordable housing. Finally, with the newly secured FY 2025 USEPA Community Wide Assessment Grant, the Program plans to conduct multiple assessments within the four-year grant period.

In addition to direct investment, the City continued working on several land use planning initiatives aimed at addressing the needs of lower resource and High Segregation and Poverty Areas. Most notably, City Planning's [Environmental Justice Policy Program](#) is an update to the General Plan with the goal of advancing environmental justice by addressing the disproportionate impact of environmental burdens on Los Angeles's underserved communities. The program aims to centralize and strengthen

environmental justice policies in the City's General Plan. The program consists of updates to the City's Health, Air Quality, and Open Space Elements, as well as a Climate Vulnerability Assessment (CVA).

- The CVA (Program 53) informs the overall approach to environmental justice policy development. It includes a detailed analysis of citywide climate hazard risk and a social vulnerability analysis that identifies the most vulnerable and at-risk communities across the City. It also provides recommended mitigation strategies to strengthen climate resilience, with a focus on these highly vulnerable communities. LACP completed the City's Climate Vulnerability Assessment (CVA) in Spring 2025. To complement the CVA report, a Storymap was developed to share the report's findings. Building on this work, the development of a Climate Action and Adaptation Plan for the City was initiated in Summer 2025, which will be informed by the CVA.
- In 2025, a preliminary draft of the Health and Environmental Justice Element was released in June, followed with additional community outreach to garner feedback to inform the development of implementation programs. The City's adopted budget for fiscal year 2025-2026 included the elimination of the Health and Environmental Justice Element work program. As a result, this work was discontinued in October 2025. A comprehensive record of the community feedback received will be maintained for future use in the event staff resources are restored and the program is restarted. City Planning remains committed to advancing equity and environmental justice in a manner that brings about transformative change and looks forward to re-engaging in this important effort in the future once resources are restored.
- The Open Space Element update continued in 2025, with a preliminary draft document released in February 2026. The Open Space Element update is anticipated to be adopted in 2026.

Land Use Planning for Community Revitalization and Investment

The City's Community Plan Update program (Program 65, 81 and 121) consists of numerous efforts in Low Resource and High Segregation and Poverty areas. The Community Plans amend land use and zoning, with the shared goals of addressing housing needs, planning around existing and incoming transit infrastructure, and supporting workforce development in order to improve access to opportunity and enhance quality of life. The Harbor-Gateway and Wilmington-Harbor City plan updates (approved by the City Council in September 2025 and in legal review) additionally seek to address the legacy of contamination and land use incompatibility in the harbor area,

to incentivize jobs in new hybrid-industrial areas, and to preserve industrial districts with enhanced zoning tools. The Boyle Heights Community Plan (approved by Council in September 2024 and in legal review) also encourages neighborhood stabilization beyond housing through preservation of small businesses, encouraging small-scale neighborhood retail, and supporting street vendors through various zoning tools and aspirational policies in the plan text. The Downtown Community Plan Update (adopted December 2024 and effective February 2025) also shares the core goals of Community Plan Updates generally, while additionally encouraging provision of privately owned publicly accessible open space as part of its local incentive program.

Transit Neighborhood Plans (Program 65, 81 and 121) are another tool to incentivize investment in Low Resource Areas. Specifically, the Transit Neighborhood Plans (TNPs) link land use incentives with transit infrastructure, identifying new housing opportunities and place-making strategies. The Orange (G) Line TNP in Van Nuys and North Hollywood, and the East San Fernando Valley TNP along the proposed Metro light rail in Pacoima, Arleta and Panorama City are both currently in development, and seek to expand housing and employment opportunities once adopted.

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

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

The City successfully advocated for several funding sources that supported housing development in 2025 (Program 17). Mayor Bass and members of the City Council went to Sacramento in early 2025 to advocate for almost \$2 billion in state funding to assist in wildfire recovery. The Mayor's Office also supported thirteen successful project applications that were awarded federal funding in 2025 through Community Project Funding. In total, this represents approximately \$12.5 million in federal funding.

The City also continued to pursue funding opportunities in 2025 that support integrated affordable housing, infrastructure, and community development in Low Resource and High Segregation and Poverty areas. In 2025, the City was awarded \$173 million through the State's Affordable Housing and Sustainable Communities (AHSC) program (Program 9). This award supports three projects with 432 housing units, along with bicycle, pedestrian, and transit infrastructure improvements within a one-mile radius of the projects. Two of these projects (Alveare Terrace and 443 Soto Apartments) are

located in low-resource areas, and one project (Ross Center) is located in an excluded area due to its proximity to Los Angeles County jails.

HACLA continued to advance its acquisition strategy, through which the agency has successfully purchased and restricted market rate multi-family properties (Program 30). In 2025, HACLA acquired two properties with 190 housing units. The first was a 100% market-rate property, Emerald Apartments, at 215 W. 14th Street in a Moderate Resource area with 160 units. HACLA restricted 16 units at 30% of AMI, 22 units at 50% of AMI, 10 units at 60% of AMI, 31 units at 80% of AMI, and 80 units at 120% of AMI. The second property acquired is 630 N. Oxford Avenue, a newly constructed 30-unit market-rate property in a Moderate Resource area census tract. The Oxford property was acquired with funding from the HCD Homekey Plus program; 28 of the units are income-restricted at 30% of AMI, one is a manager's unit, and one unit is for office and services space.

2025 was a critical year in programming two new sources of local revenue dedicated to the development and preservation of affordable housing as well as myriad homelessness prevention programs (Program 20). The City of Los Angeles received its first allocation of Eligible Jurisdiction funding from the Measure A sales tax through LACAHS in 2025, allowing the City Council to approve its first expenditure plan for these funds. The FY 2025-26 LACAHS Expenditure Plan programmed over \$135 million in funding for affordable housing projects and renter protections, including \$87 million for the production and preservation of affordable housing.

Finally, the most significant source of new funding for affordable housing production and preservation is Measure ULA, a graduated transfer tax on real estate transactions above \$5 million. As of the writing of this report, since its inception the tax had generated over \$1 billion in revenue, with monthly revenue collection continuing to trend upward. Drawing from FY 2024-25 and 2025-26 ULA Expenditure Plans, the aforementioned Homes for LA NOFA provides more than \$316 million in ULA funding for the production and preservation of affordable housing in the City.

Preserving affordable housing

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

The Housing Element includes a goal of preserving or extending the affordability of 300 deed-restricted affordable housing units annually and monitoring 9,412 units and their respective risks of converting to market rate (Program 27). In 2025, the City funded three preservation projects resulting in the extension of affordability terms for 147 restricted units.

There are 5,105 restricted units with covenants at risk of expiring before December 31, 2028, which LAHD is responsible for monitoring. The Department continues to collaborate with HCD to enforce state affordable housing preservation noticing laws, including collaboration on a “Letter to Owners of Expiring Covenant.” In addition, LAHD maintains a database of units that are restricted by affordable housing covenants. In 2025, the Affordable Housing Inventory had a total of 55,635 units that were monitored for compliance with covenants (Program 45).

HACLA also continued to preserve its historic public housing stock through rehabilitation and redevelopment programs (Program 30). In 2025, HACLA began the first phase of the redevelopment of Rancho San Pedro, the second phase of the redevelopment of Rose Hill Courts, and completed two phases with 209 units for the Jordan Downs redevelopment.

The recently adopted Resident Protections Ordinance (Program 28, 29, 48, 80, 86, 87, 121, 122) also requires most affordable units to have 99 year affordability covenants, up from the typical 55 year covenant length.¹⁰ This citywide standard aligns with various local programs that have recently introduced a 99-year requirement, including the Hollywood and Downtown Community Plans (effective in February 2025) and the proposed Boyle Heights Community Plan (approved by Council in September 2024, currently under legal review prior to effectuation). Notably, the RPO requires the 1:1 replacement of units subject to the Rent Stabilization Ordinance (RSO) with affordable units covenanted for 99 years. The RPO also expands upon state law, requiring deeper affordability for replacement of units subject to the RSO in lower opportunity areas when incomes are not known. This local requirement, paired with the 99 year covenant term will expand the number of units subject to these longer affordability covenants. In 2025, 211 RPO Replacement Unit Determinations (RUDs) were filed and 117 were completed, resulting in 145 affordable replacement units which will all be subject to 99 year covenants (Program 29). Many more affordable units are in the pipeline via the

¹⁰ Unless otherwise exempt under the RPO (e.g. covenant length is mandated by a funding source) these units will all be covenanted for 99 years.

CHIP (Program 121). Within the first 10 months of the program, 10,125 proposed units (37% of the total units) were expected to be covenanted affordable for 99 years.¹¹

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

In 2025, the LAHD started to use the Displacement Assessment Risk Tool (DART) in conjunction with the City's Tenant Anti-Harassment Ordinance (TAHO) enforcement procedures. Tenant complaints that allege harassment are referred to LAHD's TAHO Task Force. As part of the Task Force's investigation, it uses DART to assess the displacement risk level at the relevant address. When the Task Force determines that a property owner has violated harassment laws, it can issue TAHO Citations that carry financial penalties. With the adoption of the Resident Protections Ordinance (RPO) in February 2025, the City enacted new consequences for property owners who repeatedly harass tenants. When certain thresholds for harassment are met (such as three citations within 10 years), owners are placed into the newly created Violators Database. Owners, including all beneficial owners of the property, are prohibited from getting demolition permits on properties within the City for five years. If the property is located in an at-risk zone as determined by DART, only one TAHO Citation at the property means the owner will be added to the Violators Database. LAHD worked throughout the calendar year to develop the necessary infrastructure to operationalize the Violators Database so it will become effective in 2026.

Additionally, since the City Council passed a suite of permanent tenant protections upon the termination of the local Emergency Declaration, the LAHD has built out several public dashboards with data collected by the Department. One of these dashboards collects all eviction "warning" notices, which is a new requirement the City imposed on landlords who intend to file a formal eviction against their tenant (Program 88). Having this advanced notice that an eviction may be imminent provides the City with an opportunity to intervene. In cases where the landlord cites the reason as nonpayment of rent and the outstanding debt is under the Fair Market Rent for the unit size, LAHD informs the landlord that as of 2023 there is a threshold for nonpayment of rent that

¹¹ The number of project applications and proposed units include those in their Preliminary Application stage. Preliminary Application Referral forms (PARs) are projects that have submitted a referral form, not a formal application to City Planning, and are subject to change and refinement prior to formal filing.

must be exceeded before such an eviction can be legal. The City is also able to monitor trends at the neighborhood and even building level and potentially compare against other data, such as TAHO complaints. In 2025, LAHD received 46,010 eviction warnings, down from the 71,552 eviction warnings in 2024.

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 2025 the City continued to enforce enhanced replacement obligations, occupant protections and relocation compensation for projects that displace existing residents. Following the expansion of Just Cause protections to approximately 376,000 units in 2023, LAHD continued to administer these expanded protections as well as educate both tenants and landlords of the new policies. In 2025, LAHD received 152 Housing Crisis Act of 2019 (HCA) Replacement Unit Determination (RUD) applications, and completed 194, resulting in 283 affordable replacement units. The Department further received 211 Resident Protections Ordinance (RPO) applications, and completed 117, resulting in 145 affordable replacement units.

Most meaningfully, as part of the RHNA Rezoning (Program 121) the City developed a Resident Protections Ordinance (RPO) which became effective in February 2025 (RPO also addresses programs 28, 29, 48, 80, 86, 87, and 122). The RPO codifies the Housing Crisis Act (HCA) replacement requirements and occupant protections for housing projects in ways that go beyond the base requirements of state law. When RSO units are demolished for new development, the RPO requires 100% of those units to be replaced (consistent with 65915), up from 65% under the prior framework established in Government Code 65915(c)(3). Studying 100% (or 1:1) replacement was a key policy of the Housing Element (Policy 2.2.1) that the RPO delivers on (Program 28 and 29).

Since RPO adoption, the ratio of affordable replacement units compared to the number of RSO units demolished as part of new mixed-income housing development, has increased from just over 1:1 to more than 2:1. In 2025, 16 mixed-income CHIP projects on RSO sites with complete applications propose to demolish 76 RSO units and provide 153 affordable units. RPO's 1:1 policy combined with the increased densities permitted under the CHIP ordinance appears to make providing 1:1 replacement, and in some cases beyond 1:1 replacement a feasible option.

In 2025, City staff also updated project review procedures, forms, and public facing websites to fully effectuate the RPO. Since the RPO's adoption, LAHD, City Planning and the Department of Building and Safety have responded to several council motions to clarify the applicability of the ordinance, and improve the connection between the RPO and other local tenant protection policies. As a result of [CF 25-1103](#), the City established exemptions from the RPO for owner-occupied units subject to the RSO with a clear health and safety hazard requiring demolition. In response to [CF 25-0973](#), staff updated Ellis procedures, requiring owners to disclose their anticipated construction timeline to better effectuate a tenant's right to remain six months prior to construction. Additionally, staff have collaborated on a draft of a joint RPO implementation memo to clarify City procedures related to replacement and occupant protections, anticipated for release in 2026. As part of current work funded by the REAP 2.0 grant, staff is contemplating several technical clarifications for the RPO, including removing the 2030 sunset date consistent with AB 130. Following the tragic wildfires in the Palisades, the Mayor also released Emergency Order 1 which built on the Governor's Emergency Order N-20-25 to clarify replacement requirements and occupant protections for fire rebuild projects, balancing financial feasibility of rebuilding with maintenance of tenant protections for lower-income tenants. All of these efforts help to ensure the RPO is properly implemented, and applicants and tenants have clarity about what the ordinance requires.

Conducting code enforcement to promote habitability and minimizing displacement

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

Comprehensive habitability enforcement is an essential tool to ensure that tenants are living in housing that is healthy, safe, and free from harassment. The Housing Element includes a goal of inspecting up to 200,000 multifamily residential units annually (Program 22). Over the past several years, LAHD has worked to overcome significant delays and backlogs in inspections due to the COVID-19 pandemic and staffing shortages. In 2024, LAHD filled nine vacant Housing inspector positions which supported an uptick in inspections completed that year. LAHD continued this progress in 2025 by inspecting 148,855 new units, an 8.7% increase from 2024 levels. LAHD responded to 92.5% of complaints within 72 hours, and 96.6% of cases reached compliance within 120 days of SCEP inspection, both remaining largely consistent with 2024 performance.

LAHD partners with community-based organizations to address the intersections of code violations and displacement pressures. LAHD worked with five Outreach Service Providers in 2025 to close 205 properties (a 14% increase from 2024) with a total of 960 units out of the Rent Escrow Account Program (REAP). REAP is designed to address multifamily properties with significant deferred maintenance that have failed multiple code inspections (Program 38). The Department also opened new REAP cases for 291 properties with a total of 1457 new units in 2025. This is a 180% increase in new units enrolled in REAP over 2024 figures. This increase in enrollment in REAP is attributed to the Code Division's improved staffing levels and updated procedures. Specifically, the expanded staffing resources for REAP hearings afforded greater flexibility and availability to support a more robust hearing calendar, enabling tenants and property owners to receive timely hearing dispositions for addressing property violations. When fully staffed, the expedited process allows cases referred to REAP and/or the City Attorney to be processed more quickly, enabling tenants to benefit from rent reductions through established due process without adding further delays by requiring review by another board or agency. Additionally, the LAHD Code Enforcement and Compliance Divisions revised hearing procedures to reduce hearing delays to improve case scheduling.

Based on research conducted by LAHD, buildings enrolled in REAP are disproportionately located in low-resource or High Segregation and Poverty areas and typically house lower-income Black, Indigenous, and People of Color (BIPOC) tenants. In 2025, the REAP contractors included Coalition for Economic Survival (CES), Inquilinos Unidos, Strategic Action for a Just Economy (SAJE) and Inner City Law Center. All four organizations are rooted in local communities and provide culturally-competent outreach and education to encourage tenants to participate in REAP by making their reduced rent payments directly to the City, assist the tenants in navigating intersecting issues such as harassment or RSO violations, and explain all the protections that apply to the tenants (LAHD also has a fifth outreach contractor specifically for property owners). In 2025 these partnerships resulted in tenants being contacted through US Mail, telephone calls, and site visits a total of 10,591 times, a 20% increase from outreach rates in 2024. Additionally, the Outreach Service Providers and LAHD hosted four workshops attended by 17 owners and tenants to better understand the REAP process and how to remove properties from REAP. Finally, LAHD inspectors worked with the LA Department of Water and Power (LADWP) to prevent 30 utility shut-offs due to landlord negligence.

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

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

Over the last five years, the City has undertaken significant measures to enact and enforce new tenant protections. This has emerged as a principal priority as elected officials and departments have come to understand the risks of displacement leading to homelessness and other unwanted negative outcomes. In 2022, the City Council passed a suite of permanent tenant protections as it lifted the local COVID Emergency Declaration: 1) Universal Just Cause Eviction Requirement (Program 85); 2) Minimum Threshold for Evictions for Non-Payment of Rent; 3) Relocation Assistance to Tenants for Economic Displacement; and 4) Landlord Requirement to File Termination Notices with LAHD. These new policies reduced the legal avenues through which tenants can be evicted, increased required monetary compensation to tenants for certain legal evictions, and added a layer of transparency and notice to allow the City to be aware of upcoming eviction actions. In 2025, with funding made available by Measure ULA, the City was able to dedicate significant resources to expanding legal defense services, outreach, rental assistance, and enforcement of codified protections for renters throughout Los Angeles.

New Rent Increase Restrictions

Consistent with Program 32, during the COVID-19 pandemic and recovery, the City Council froze rent increases units covered by the Rent Stabilization Ordinance (RSO) in order to avert widespread renter displacement and homelessness as a result of the economic impact of the pandemic. That existing formula had a floor of 3% + the average Consumer Price Index (CPI), with a ceiling of 8%.

Throughout 2025, LAHD along with City Council and stakeholders convened regular meetings to determine potential changes to the RSO rent increase formula. The RSO annual allowable rent increase formula had not been amended since 1985. After a long policy making process, a new formula was adopted in 2025 that caps rent increases at 4% and protects tenants from significant rent increases during high inflation periods.

Eviction Prevention and Legal Representation

In 2025, the City continued to offer eviction defense and prevention services to low-income tenants through the Stay Housed LA Eviction Defense Program (EDP) (Program 88). EDP has been operated by a number of nonprofit tenant and housing organizations in conjunction with LAHD since the beginning of the COVID-19 pandemic. In 2025, EDP reached 99,417 tenants through outreach and education events, including 165 educational workshops, and provided navigation services for 33,870 residents. EDP also provided eviction defense services to 8,714 households, including full scope legal representation for 1,912 tenants and limited scope representation for 6,802 tenants. Finally, EDP also issued \$5,515,189 in Emergency Rental Assistance in 2025 to 756 households. Based on data analyzed by the Housing Department, 93% of households that received legal representation had a favorable outcome - including 56% of households that were able to stay in their homes and 38% of households that received a soft landing and avoided homelessness.

In the FY 2025-26 ULA Expenditure Plan, the ULA Homelessness Prevention Program also includes \$102,633,067 in funding for other critical efforts to stabilize lower-income tenants. These funding commitments include:

- \$3,767,728 for short-term emergency assistance
- \$42,681,266 for income support for rent-burdened at-risk seniors and persons with disabilities
- \$39,085,942 for eviction defense and prevention
- \$7,817,188 for tenant outreach and education
- \$9,280,942 for protections from tenant harassment

This continued, dedicated funding is allowing the City to sustain and scale existing successful programs and invest in new programs to reach more lower-income tenants.

Enforcement and Investigation

In 2025, LAHD processed 226 Ellis Act filings and identified 14,498 Ellis replacement units (Program 87). This was an increase of 16% from the 12,471 Ellis replacement units identified in 2024. The Department continued to update Ellis Act materials shared with tenants and applicants to align with the Housing Crisis Act. Relocation rules were further updated to align with the Housing Crisis Act under the Resident Protection Ordinance effective on February 11, 2025.

The City also continues to enforce tenant protections through LAHD investigations. In 2025, LAHD received 12,228 complaints for alleged RSO and/or Just Cause Ordinance violations (Program 32). This was a 14% decrease from the 13,982 complaints received in 2024, but exceeds the Housing Element goal of investigating 10,000 complaints annually. LAHD prioritizes complaints based on urgency, but its ability to respond to every complaint is impacted by resource constraints and staffing shortages.

Protections from Tenant Harassment

The Tenant Anti-Harassment Ordinance (TAHO) (Program 86) prohibits landlords from harassing tenants in order to coerce vacancies. The Ordinance identifies 17 harassment behaviors that are prohibited such as taking away services, failure to make timely repairs, refusing to accept rent, eviction based on false reasons, or abusing the right of entry into units. When harassment complaints are filed with LAHD, a Housing Investigation & Enforcement Investigator is assigned to conduct an initial assessment of the evidence provided. If adequate evidence is submitted, the case is referred to LAHD's TAHO Task Force which carries out comprehensive investigations and enforcement of harassment violations in the City.

In 2025, the TAHO Task Force grew its team with new dedicated positions to more appropriately support TAHO enforcement. This included five new dedicated TAHO senior code inspectors to swiftly conduct site visits, clerk staff to support data management, and analyst positions to support research and program implementation tasks. The increased staffing has accelerated the Task Force's work flow to investigate and make determinations on enforcement measures to take.

With the newly acquired staff, the TAHO Task Force implemented a systematic process of analyzing TAHO complaints to support TAHO Inspectors with targeted site visits when the harassment allegations include landlord 'failure to make timely repairs'. The LAHD Systems team supplies the TAHO Task Force with data on recent complaints filed on the first and fifteenth of every month. The Task Force then summarizes the data to identify buildings that may be most at risk due to multiple complaints filed, a recent change in ownership, have a history of non-compliance with habitability standards, or a TAHO enforcement action has occurred against the landlord. This analytical process has sharpened the Task Force's ability to monitor and target the City's resources on bad actors.

In February 2025, the City Council adopted the Resident Protections Ordinance (RPO), a component of the City's larger rezoning program, which includes stronger penalties

against bad actors when certain thresholds of harassment violations are met. If a landlord is issued three TAHO citations over a ten-year period or one citation in a designated higher displacement risk area as identified in the Displacement Assessment Risk Tool (Program 122), or suffers a final judgement in civil or criminal court for unlawful eviction, the landlord would be prohibited from applying for demolition permits anywhere in the city for five years. This required LAHD to create a citywide Anti-Harassment Violators Database. Throughout the year, the Task Force worked on developing the necessary infrastructure to establish a Database. These steps included: identifying staff needs, technology needs, updating workflow guidance, producing the documentation such as the notice of determination letter, and meeting with the appropriate City departments who will also be involved with the functioning of the database and enforcement actions. The Database is expected to launch in 2026.

In April 2025, the City released a Request for Proposals (RFP) to select a legal service provider to file private right of action harassment lawsuits to expand the City's capacity to conduct TAHO enforcement. The City Attorney's Office has been the primary agency for legal referrals by the TAHO Task Force, but the addition of a legal service provider will support the growing case numbers. The TAHO Task Force will be able to make direct referrals to the legal service provider when the evidence of harassment submitted by tenants justifies possible legal action to occur due to the severity and complexity of cases. In fall 2025, LAHD selected the legal service provider and began the process to execute a new contract for the new year.

The City's pathways for TAHO enforcement have continued to grow since the adoption of the ordinance in 2021. Pathways for enforcement in 2025 included the following: 1) issuance of TAHO Citations; 2) referral to the City Attorney's office for civil litigation; 3) referral to the City Attorney's office for criminal prosecution; and 4) referral to another federal, state, or local enforcement agency. The integration of the legal service provider to conduct private right of action harassment lawsuits will add a fifth pathway to the City's enforcement measures. Once the contract has been executed, the TAHO Task Force will have a new partner in protecting the City's most vulnerable renters from displacement.

The City has additional programs and resources focused on protecting seniors experiencing housing instability. In 2025, the Los Angeles Department of Disability served 416 seniors with legal services (Program 91). Since 2021, a cumulative total of 983 unduplicated seniors have been assisted. This ongoing effort demonstrates the commitment to providing essential legal support to seniors experiencing housing precarity.