



Office of the Los Angeles City Attorney  
Hydee Feldstein Soto

**REPORT NO.** R25-0599  
December 3, 2025

**REPORT RE:**

**REVISED DRAFT ORDINANCES AMENDING SECTION 12.22 OF CHAPTER I, AND  
ARTICLES 8, 9, AND 13 OF CHAPTER 1A OF THE LOS ANGELES MUNICIPAL  
CODE TO ESTABLISH PROCEDURES AND PERFORMANCE STANDARDS FOR  
THE ADMINISTRATIVE APPROVAL OF ONE HUNDRED PERCENT AFFORDABLE  
HOUSING PROJECTS AND TO CREATE THE AFFORDABLE HOUSING  
STREAMLINING PROGRAM**

The Honorable City Council  
of the City of Los Angeles  
Room 395, City Hall  
200 North Spring Street  
Los Angeles, California 90012

Council File No. 23-0623-S1

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed revised draft ordinances. These revised draft ordinances incorporate the recommendations from the Planning and Land Use Management Committee (PLUM), that would: (1) make the Affordable Housing Streamlining Program retroactively available to projects that file applications between November 18, 2025 and the effective date of the ordinances; and (2) clarify the affordability requirements. The revised draft ordinances also address text that was made obsolete when the Mayor lifted the State of Emergency on Homelessness on November 18, 2025. An urgency clause remains included in the draft ordinances pursuant to Charter 253 due to the lifting of the State of Emergency on Homelessness, and must be passed by a three-fourths vote of City Council for the urgency clauses to take effect.

On November 12, 2025, this Office transmitted draft ordinances amending Section 12.22 of Chapter I and Articles 8, 9, and 13 of Chapter 1A of the Los Angeles Municipal Code (LAMC) for the purpose of establishing procedures and performance standards for the administrative approval of one hundred percent affordable housing projects, also known as the Affordable Housing Streamlining Program.

Subsequently, on November 17, 2025, PLUM recommended that the draft ordinances be approved with recommended revisions to the text. The revised text is located at proposed LAMC Sections 12.22 A.40(b) and 12.22 A.40(h)(7) of Chapter 1, and proposed Sections 9.4.8.B.3 and 9.4.8.C.1.a.ii and of Chapter 1A. The revised text clarifies affordability criteria; and addresses the "gap" between November 18, 2025 and the effective date of the draft ordinances, as well as the time needed for staff review due to the short review timelines of the Affordable Housing Streamlining Program. The revised draft ordinances also update references for projects previously filed under Executive Directive No. 1 (ED 1) and omit obsolete "Operative Date" information, in order to avoid confusion from language that was designed to apply if the draft ordinances had been passed before the Mayor lifted the State of Emergency on Homelessness on November 18, 2025.

Thereafter, on November 25, 2025, the Housing and Homelessness Committee waived consideration of this matter.

The remaining discussion and analysis regarding legislative background, CEQA, and Charter findings in the prior City Attorney Report dated November 12, 2025 (R25-0559) remains applicable to the revised draft ordinances.

#### Council Rule 38 Referral

Copies of the revised draft ordinances were sent, pursuant to Council Rule 38, to the Department of Building, the Department of City Planning, and the Housing Department with a request that all comments, if any, be presented directly to the City Council when this matter is considered.

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of the City of Los Angeles  
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If you have any questions regarding this matter, please contact Assistant City Attorney Donna Wong (donna.wong@lacity.org) or Deputy City Attorney Kaiulani Lie (kaiulani.lie@lacity.org) at (213) 978-8120. A member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By



KAIULANI LIE  
Deputy City Attorney

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