

**CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION FILE**

ZI NO. 2512

HOUSING ELEMENT INVENTORY OF SITES - HOUSING REPLACEMENT REQUIREMENTS

Pursuant to California Government Code Section 65583.2(g)(3), development projects must comply with affordable housing replacement requirements as a condition of any development on a nonvacant site identified in the Housing Element inventory of adequate sites, effective November 24, 2021. Any application for development submitted after the effective date is subject to these requirements.

Replacement requirements are subject to the provisions of Government Code section 65915(c)(3) (Density Bonus Law). Replacement requirements shall be required for any new development (residential, mixed-use, or nonresidential) that occurs on a site identified in the inventory that currently has residential uses, or has had residential uses that have been vacated or demolished within the past five years, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, such as the City's Rent Stabilization Ordinance (RSO), or
- Occupied by low or very low-income households.

For the purpose of this program "previous five years" is based on the date the application for development was submitted, including either a complete building permit application or planning entitlement application (whichever is first).

Sites required to comply with the replacement requirements described herein are identified in ZIMAS (zimas.lacity.org) as those that were identified in the Housing Element Inventory of Adequate Sites for Housing. To satisfy these requirements, proposed development projects located on these sites must either complete an owner-signed declaration as applicable (Los Angeles City Planning Form No. CP-4071) or receive a Replacement Unit Determination (RUD) letter from the Los Angeles Housing Department (LAHD). More information on this process can be found here: <https://housing.lacity.org/partners/ab-2556>.

To assist in implementation, LA County Assessor data has been utilized to identify sites which are known to have had a residential use within the prior five years. This information is provided in ZIMAS alongside the identification of sites included in the Housing Element Inventory of Sites. This information is provided to assist in identifying sites that require additional verification and a RUD by LAHD.

A full copy of the Inventory of Adequate Sites for Housing is available on the Department of City Planning website, here: [Appendix 4.1](#) (Note: excel file will automatically download)

These requirements are in addition to any otherwise applicable housing replacement requirements, including those imposed by the Housing Crisis Act (HCA), which is in effect until 2034 for projects submitted to the City before January 1, 2030. Please see <https://planning.lacity.org/development-services/preliminary-application-review-program> for additional information.

Please note that pursuant to Government Code section 66300(d) (as amended by SB 8 in 2021), an affected city or county shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, b) certain affordability criteria are met, and c) occupant protections are applied. The HCA applies to any project outside a Very High Fire Hazard Severity Zone, as determined by the State Fire Marshal, that is required to replace housing under Housing Element law during the effective period of the HCA.

Please contact planning.housingpolicy@lacity.org with any questions regarding these requirements.