



Housing Development Project Applicability Matrix

PURPOSE: The matrix identifies whether the development type is a “Housing Development Project” for the purpose of implementing the Housing Crisis Act of 2019 (HCA) and certain related requirements and procedures. For project-specific questions, contact the applicable department.

GENERAL INFORMATION: A project identified as a Housing Development Project is subject to the HCA and does not require a project-specific Housing Development Project Determination prior to initiating a Preliminary Zoning Assessment (PZA), requesting a SB 8 Replacement Unit Determination (RUD), submitting an optional HCA Vesting Preliminary Application, or submitting a City Planning application or a building permit application.

| | Development Type | Housing Development Project (HCA) | SB 8 RUD/ Clearance Required¹ | Qualifies for No Net Loss Declaration¹ | Qualifies for Optional Vesting | PZA for City Planning Applications |
|------------------------------|--|--|---|--|---------------------------------------|---|
| One Single Unit | One Single Unit or One ADU, JADU, or MTH | Yes | No | Yes | Yes | No |
| Multiple Single Units | ADU + ADU/JADU | Yes | No | Yes | Yes | Yes |
| | SFD + ADU/JADU | Yes | No | Yes | Yes | Yes |
| | Multiple Detached Units on the Same Lot | Yes | Yes | No | Yes | Yes |
| | Multiple Units on Abutting Lots Developed Together | Yes | Yes | No | Yes | Yes |
| | Duplex(es) | Yes | Yes | No | Yes | Yes |
| Multi-family | SB 9 Two Unit Development | Yes | No | Yes | Yes | Yes |
| | Apartment, Multi-Family | Yes | Yes | No | Yes | Yes |
| | Supportive Housing | Yes | Yes | No | Yes | Yes |
| | Single Room Occupancy Hotel | Yes | Yes | No | Yes | Yes |
| | Mixed-Use Development, 2+ Units | Yes | Yes | No | Yes | Yes |
| | Eldercare Facilities with Senior Independent Living units ² | Yes | Yes | No | Yes | Yes |

¹ The HCA replacement provisions and occupant protections only apply to Housing Development Projects located outside a Very High Fire Hazard Severity Zone, as determined by the State Fire Marshal. However, A site located within a Very High Fire Hazard Severity Zone that is also identified on the City’s Housing Element sites inventory may still require replacement units as a condition of any development on the site. Go to the “Housing” tab on zimas.lacity.org for additional housing replacement information on specific sites.

² A state licensed community care facility or Eldercare Facility is a Housing Development Project unless it consists solely of institutional group quarters that do not meet the Census Bureau definition of a housing unit. Please note that some residential facilities for the elderly may be exempt from certain otherwise applicable HCA requirements including the application of local rent control (see California Health and Safety Code Section 1569.147).

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|---|---------------------------------------|-----------------------------------|---|--|--------------------------------|------------------------------------|
| Residential Subdivisions | Residential Subdivision, No Plans | Yes | Yes | No | Yes | No |
| | Residential Subdivision, Plans | Yes | Yes | No | Yes | Yes |
| | SB 9 Urban Lot Split, No Plans | Yes | No | Yes | Yes | No |
| | SB 9 Urban Lot Split, Plans | Yes | No | Yes | Yes | Yes |
| | Small Lot Subdivision, New | Yes | Yes | No | Yes | Yes |
| | Condominiums, New, Permits Not Issued | Yes | Yes | No | Yes | Yes |
| | Condominiums, New, Permits Issued | Yes | Yes | No | Yes | No |
| | Small Lot Subdivision, Conversion | No | No | No | No | No |
| | Condominiums, Conversion | No | No | No | No | No |
| | Other | Transitional Housing | Yes | Yes | No | Yes |
| Licensed Residential Care Facility, New ² | | Varies | Varies | Varies | Varies | Varies |
| Licensed Residential Care Facility, Conversion | | No | No | No | No | No |
| Hotel/Motel/Hostel/ Other Similar Use | | No | No | No | No | No |
| Eldercare Facilities with Licensing Exemptions ² | | No | No | No | No | No |

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