

Preservation Program

The Affordable Housing Preservation Program is part of the Policy and Planning Unit of the Los Angeles Housing Department (LAHD).

The program was designed to preserve affordable housing in the City by enforcing notice requirements, facilitating preservation transactions, monitoring the affordable housing portfolio and conducting outreach to property owners, tenants and stakeholders.

To find out more about the affordability expiration dates, renewal or termination notification, notice compliance and your rights and responsibilities as an owner or tenant, please contact us at 213-808-8651.



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Los Angeles Housing Department
LAHD

Affordable Housing Preservation Program



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General Program Guide

The Program



Since the 1970's much of the affordable rental housing in the City of Los Angeles has received financing from various federal, state and local programs. These programs provide favorable financing for developments that provide affordable housing units and affordable rents for a mandated time period (affordability period). At the end of this affordability period, property owners have the option to opt-out of the affordable housing programs after meeting certain requirements. Rent restrictions for affordable units began to expire in the mid-1990's.



In response to the growing risk of losing affordable rental housing units, the Mayor and the City Council instructed the Los Angeles Housing Department (LAHD) to develop a comprehensive program to preserve the City's affordable housing units. In 2004, the City Council approved the **Affordable Housing Preservation Program**.

Affordable Housing Preservation Program Components

- **Notice Ordinance:** By state law, owners of affordable housing with expiring affordability restrictions are required to provide the Mayor's Office, tenants and other affected agencies with written notification one year in advance. The City currently enforces the State's notice requirement law Code Sections 65863.10, 65863.11, & 65863.13.
- **Outreach & Education:** The program provides outreach and education to property owners, management companies and tenants. All affected parties are contacted and informed of the notice requirements for termination and other alternatives that will maintain affordable rents.
- **Portfolio Management:** Management and maintenance of the City's affordable housing database.
- **Preservation Guidelines:** Oversee and assist in the implementation of financing guidelines and facilitate ownership transfer to preserve affordable housing.
- **Rent Stabilization & Code:** Enforcement of the Rent Stabilization Ordinance (RSO) and Systematic Code Enforcement Programs (SCEP).
- **Preservation:** Monitor preservation regulations and legislation. Participate in industry groups or events related to the preservation of affordable housing.

Program Assistance

The Affordable Housing Preservation Program staff can assist you with the following:

Owners:

- Provide federal, state and local notice requirements and compliance information.
- Provide information on the options available.
- Provide assistance in renewing or terminating a housing subsidy or covenant to ensure effective and timely communication with tenants and other stakeholders.
- Match owners with preservation buyers when an owner chooses to opt-out.
- Attend or assist tenant meetings on affordability requirements and physical condition of a property.

Tenants:

- Provide tenant outreach at properties when owners decide to terminate a property's affordable rents.
- Provide property information on affordable restrictions.
- Attend tenant meetings related to rental restrictions or physical condition of a property.
- Work with tenants, owners and management companies to ensure tenants are notified of major changes to the rental rates.
- Provide information on how to obtain repairs or file complaints with the appropriate City agency.
- Work with owners and property management companies to assess alternatives that can maintain affordable rents

Affordable Housing Industry:

- Provide affordable housing data.
- Provide information on possible preservation sales and acquisitions.
- Participate in industry groups or events related to the preservation of affordable housing.
- Conduct trainings and provide information related to affordable housing preservation.

