KAREN BASS
MAYOR

EXECUTIVE DIRECTIVE NO. 25

Issue Date: October 29, 2026

Subject: Advancing Pathways to New Housing Production in Los Angeles

Introduction

When I took office, Los Angeles faced a deepening housing and affordability crisis. From day one of my Administration, I made increasing housing production a top priority, recognizing that lasting progress would require fundamental changes to how housing is approved, built, and preserved in this city.

Over my first term, we have created an unprecedented foundation for housing production. With historic levels of housing capacity now established and a substantial pipeline of entitled projects moving through the City, we have achieved what once seemed out of reach: the opportunity to deliver housing at a scale Angelenos need.

Executive Directive No. 1 (ED1) established the City's first expedited pathway for 100% affordable housing. Executive Directive No. 7 (ED7) expanded upon that work to accelerate mixed-income housing and support new opportunities for homeownership for Angelenos. We then went further, implementing historic programs like the Citywide Housing Incentive Program and Citywide Adaptive Reuse Ordinances to create substantial new capacity for housing all while continuing to advance production, preservation, and tenant protections.

Executive Directive No. 19 (ED19) required city departments to adopt new approaches to permitting and development, including expedited approvals, self-certification, artificial intelligence, and pre-approved standard plans. Together with broader development services reforms championed through ED19, these reforms show that Los Angeles can move faster while building a more predictable and responsive system.

To fully realize these pathways and approaches, the City has to work in a coordinated effort and invest in the infrastructure needed to deliver on our goal to increase housing production and reduce the cost and time for delivery. BuildLA was established to create a unified system to allow departments to share data, interact electronically and centralize

the complex application review process. While ED19 sets the direction of streamlining development review, BuildLA will help deliver it, and we must move that work forward. Together, ED19 and BuildLA will create a more integrated development services environment, one that provides applicants with greater visibility into their project requirements, approvals, clearances and project status across the various city departments.

The next phase of this work is clear: Los Angeles must move quickly and efficiently to convert our growing pipeline of proposed and entitled projects into finished, constructed housing so that we can continue to deliver homes for Angelenos.

Through this Executive Directive, we will use every tool available to move projects from proposal to construction to homes, and continue building on our historic progress to ensure that the housing opportunities created are delivered to Angelenos.

Therefore, I hereby direct that:

1. Within 30 days, the Bureau of Engineering (BOE) make all BuildLA interface features publicly available, and provides weekly progress updates to the Mayor's Office.

2. Within 15 days, the following departments report back on how they have or will fully adopt and integrate into BuildLA, including but not limited to backend data sharing and the unified Angeleno Account log-in: BOE and Department of Building and Safety (LADBS), in collaboration with the Department of City Planning (DCP), Bureau of Street Services (BSS), Bureau of Street Lighting (BSL), Bureau of Contract Administration (BCA), Department of Water and Power (LADWP), L.A. Sanitation (LASAN), Fire Department (LAFD), Housing Department (LAHD), Department of Transportation (LADOT), Department of Cultural Affairs (DCA), and Public Works Office of Accounting.

3. All departments involved in permitting, clearance, inspection, utility, and customer satisfaction coordination to implement an electronic tracking system, if one is not currently being used. The system should monitor project clearances and requirements, as well as project status and customer communications. Departments are directed to provide monthly reports to the Mayor's Office. This includes, but is not limited to, the following departments and bureaus:
    - **a.** BOE
    - **b.** BCA
    - **c.** BSL
    - **d.** BSS
    - **e.** DCP
    - **f.** LADBS
    - **g.** LADWP
    - **h.** LASAN

i. LAFD
j. LAHD
k. LADOT
l. RAP

4. Within 30 days, the LAHD report back on the feasibility of establishing a pilot program to further streamline Replacement Unit Determinations. Streamlining measures may include self-certification or an expansion of the availability of no-net-loss declarations within appropriate project types and guard rails. Furthermore, to expedite lease up of affordable units, the report shall address the streamlining of affordable housing covenants for buildings developed as a result of the Affordable Housing Streamlining Ordinance and programs such as CHIP. Options may include relying on covenant monitoring and certifications of other agencies, like the Housing Authority of the City of Los Angeles (HACLA), self–certification, or annual income certification reporting. New procedures shall be implemented within 60 days.

5. Within 30 days, the LADWP appoint an Affordable Housing Liaison to coordinate and expedite water and power services for affordable housing projects. I further request LADWP to report back within 15 days on potential utility services cost-saving or cost-sharing measures for 100% affordable housing projects and social housing projects with mixed-income components being developed on public land, including master-metered properties.

6. The LADWP streamlines its processing timelines for Accessory Dwelling Units (ADUs) pursuant to the State's Accessory Dwelling Unit (ADU) Law (Government Code Sections 66310 - 66342). State law mandates that all permitting agencies approve or deny the application to create an accessory dwelling unit within 60 days, or the application will be deemed approved.

7. The City Administrative Officer (CAO), with assistance from all pertinent departments, including but not limited to LADBS, DCP, all Public Works Bureaus, RAP, and LAHD, to study impact fees and how they can affect the acceleration of housing projects. The study shall include analysis of impact fees collected by cost, and their potential impacts towards housing development, including those focused on affordable housing and adaptive reuse conversions. Furthermore, the CAO shall provide the Mayor's Office with a report within 60 days containing the results of its study, along with recommendations regarding any impact fees that can be waived or altered for the purposes of incentivizing and accelerating affordable housing production.

8. Within 30 days, the LADOT evaluate its Traffic Control review process and report back to the Mayor's Office. The report shall detail current processing timelines, primary sources of delay, and recommendations to expedite approvals. The Department shall begin implementing process improvements within 60 days.

9. Coordinate the immediate and long-term Capital Infrastructure Plans for utility system upgrades at LADWP and LASAN to focus on public land prioritized for housing development and districts that have been zoned for the City's densest housing opportunities.

10. Within 30 days, the DCP report back to the Mayor's Office on potential policy approaches to the Mills Act Ordinance that could prioritize adaptive reuse conversions across the city.

11. The LADBS monitor and actively engage with the initial Adaptive Reuse Information Bulletin released on September 14, 2026 as it is implemented. The LADBS and LAFD shall release updated Information Bulletins or similar public-facing guidance as needed to further simplify adaptive reuse conversions in the city. I direct the LADBS and LAFD to report back in 30 days on progress and recommendations for an updated bulletin.

12. The General Services Department provides LAHD an updated list of city-owned properties, as well as property owned by LADWP and HACLA, for an assessment on their suitability for affordable housing development. The departments are further directed to report back to the Mayor's Office within 60 days on a plan to pilot an Acceleration Program that includes but is not limited to entitlement streamlining, financing, and partnering with other public agencies to develop this land.

13. To support the Small Lots, Big Impacts Request for Proposal process, I direct the LAHD to release the Request for Qualifications within 45 days.

Executed on this 29th day of October, 2026

KAREN BASS
Mayor