

Housing Element Annual Progress Report 2025

Presentation to PLUM Committee

CF 22-0403-S4

LOS ANGELES
CITY PLANNING

August 25, 2026

Background on APR

- **Required by state law** (Gov. Code §65400)
- Tracks annual progress on **housing production** and **policy implementation** toward **Housing Element / RHNA goals**
- **Combines various data sets into one report:** permit, entitlement, covenant and public financing data
- Submitted to the State **HCD by April 1** each year
- Non-compliance may impact **grant eligibility** and trigger **state enforcement**

Housing Activity

RHNA Progress by Income, 6th Cycle

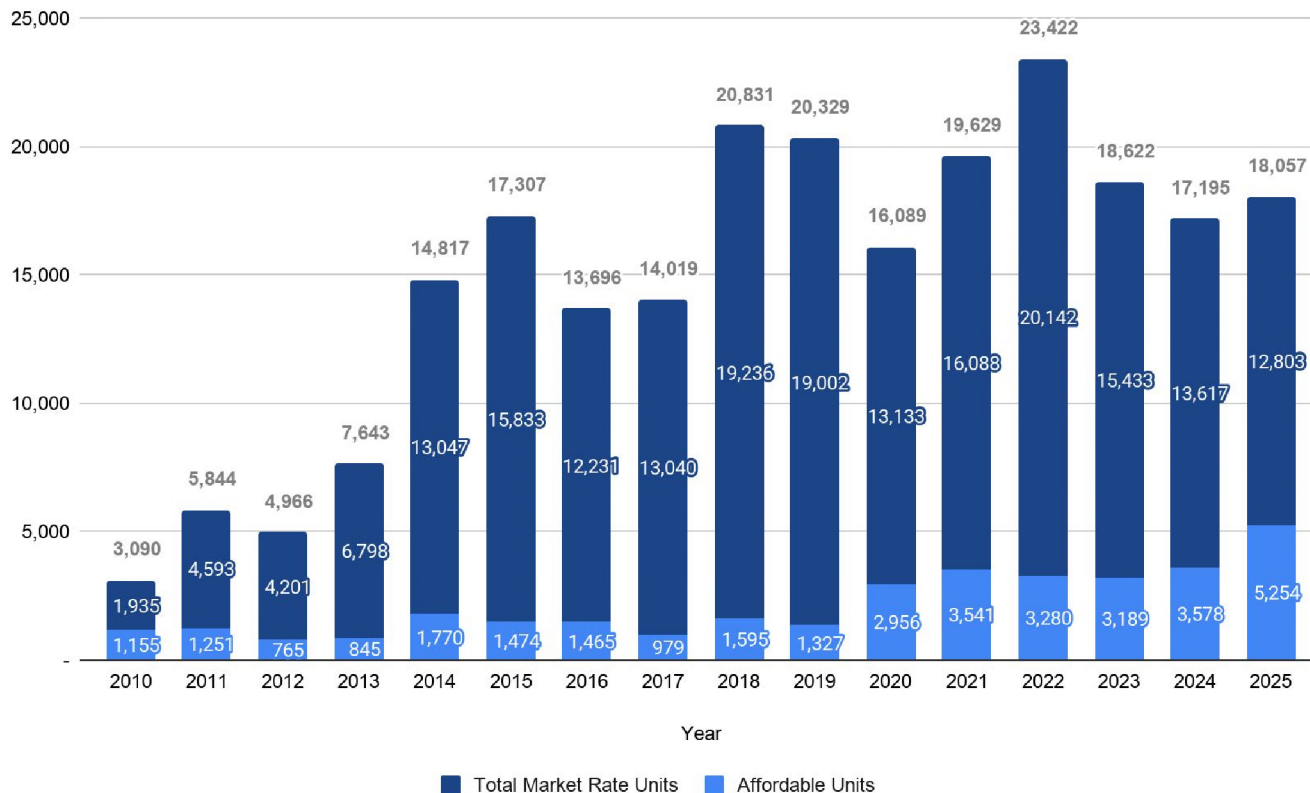
Income Level	RHNA Allocation by Income Level	2021 ¹	2022 ²	2023	2024	2025	Total Units to Date	Total Remaining RHNA by Income Level
Totals	456,643	9,998	23,422	18,622	17,195	↑ 18,057	87,374	369,269
Above Moderate	196,831	7,797	20,142	15,433	13,617	↓ 12,803	69,792	127,039
Moderate	75,091	39	88	198	517	↑ 696 ³	1,538	73,553
Low	68,743	615	1,042	1,953	2,508	↑ 3,420	9,538	59,205
Very Low	115,978	854	1,349	644	258	↑ 528	3,633	109,472
Extremely Low	Included in Very Low allocation	693	801	394	295	↑ 690	2,873	Credited towards Very Low

1. Includes half of 2021 i.e the projection period from 6/30/2021 - 10/14/2021 and the planning period from 10/15/2021 to the end of the year

2. Reflects correct ELI and VLI counts, as reflected on HCD's APR Dashboard: <https://www.hcd.ca.gov/housing-open-data-tools/apr-dashboard>

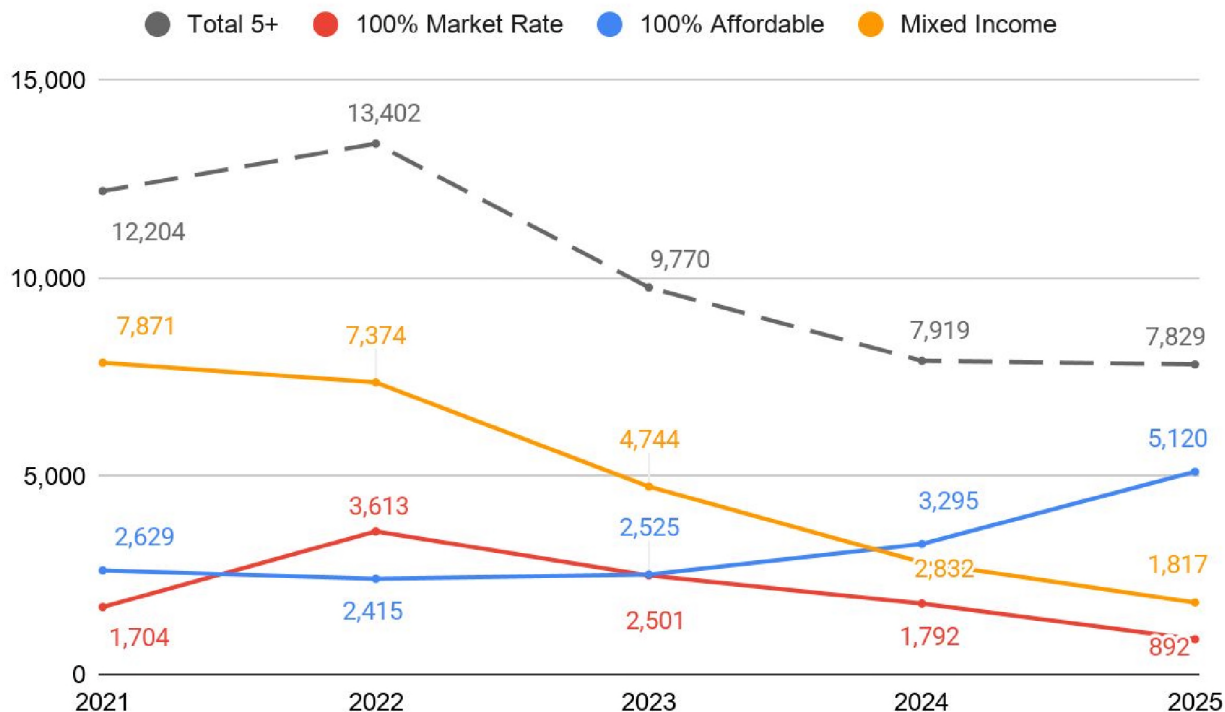
3. Includes 80 units in Emerald Apartments (acquired by HACLA and not reported in Table A.2 of APR because they were not issued building permits), but still contribute to RHNA under G.C. Sec. 65400.2. See Table F.2 of HE APR 2025 for further details

Housing Units Permitted, 2010-2025



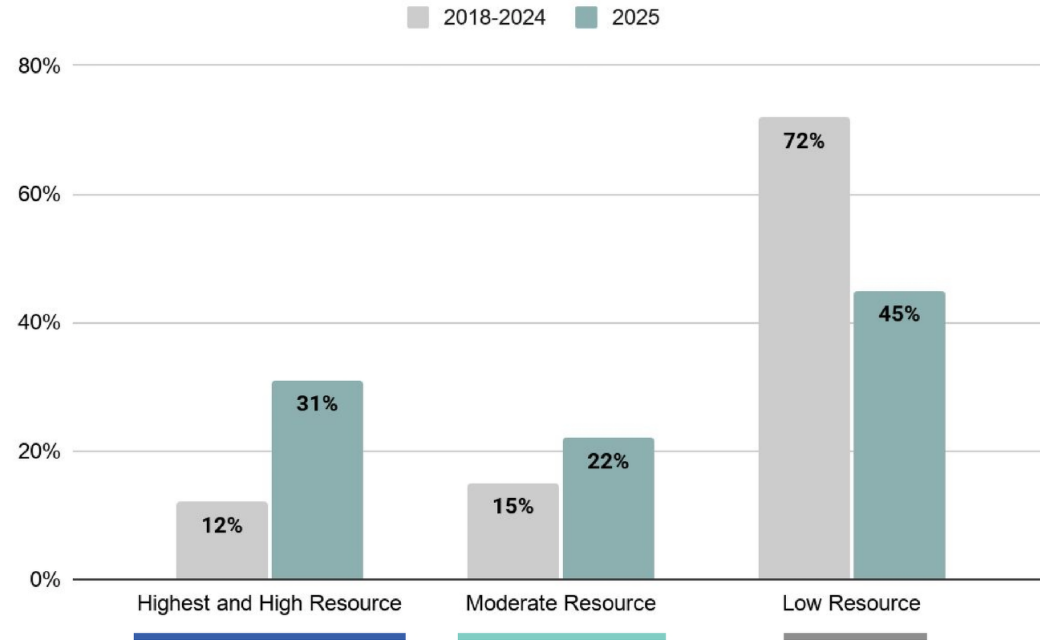
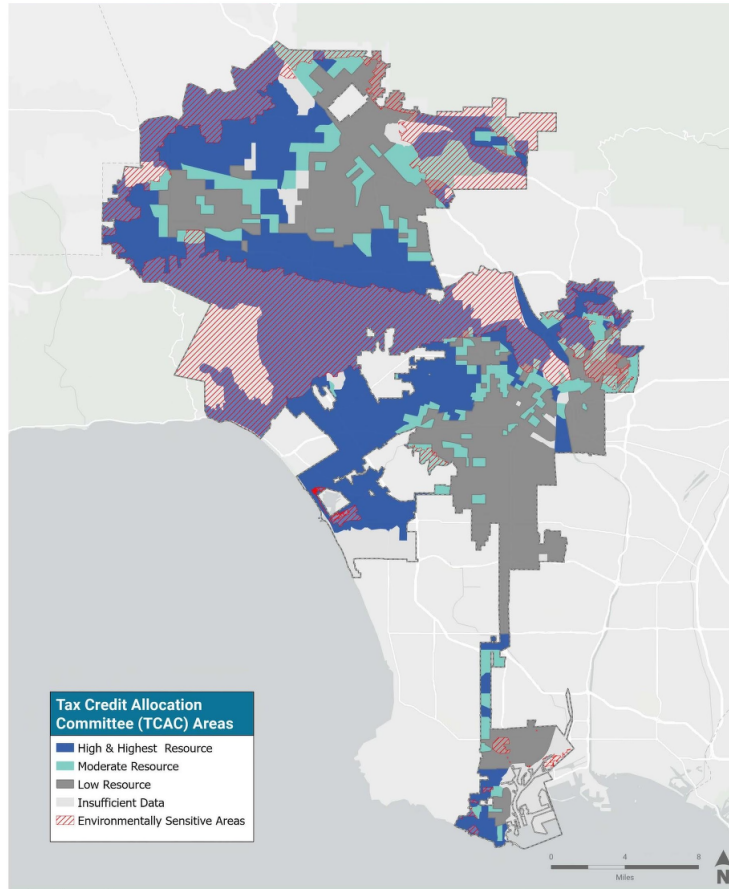
Permitted Multifamily (5+) Units

Mixed-income, 100% Affordable and Market Rate Project Types, 2021-2025



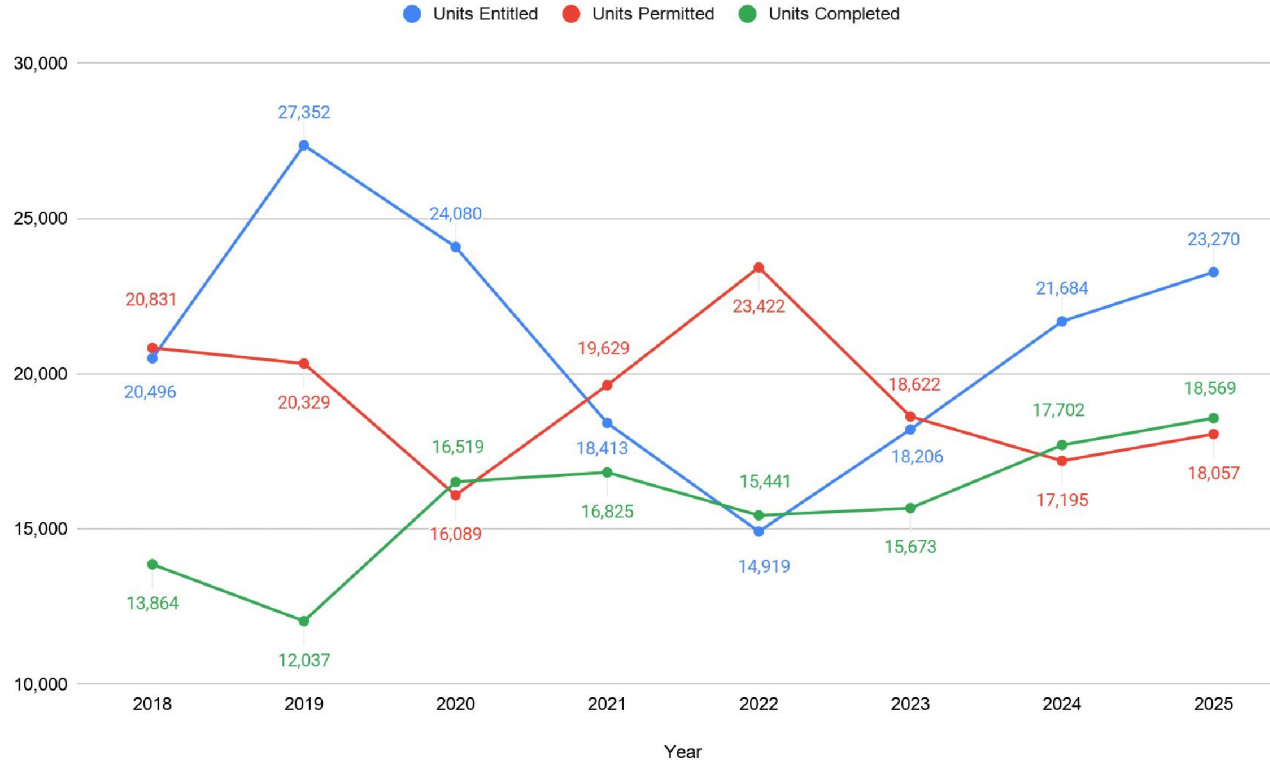
Source: Housing Element Annual Progress Reports, 2021-2025

Lower Income Unit Distribution in Los Angeles



Note: Certain housing programs (e.g. ED1) are not applicable in Environmentally Sensitive Areas. Lower Income Units in the bar chart include Low, Very Low and Extremely Low Income levels.

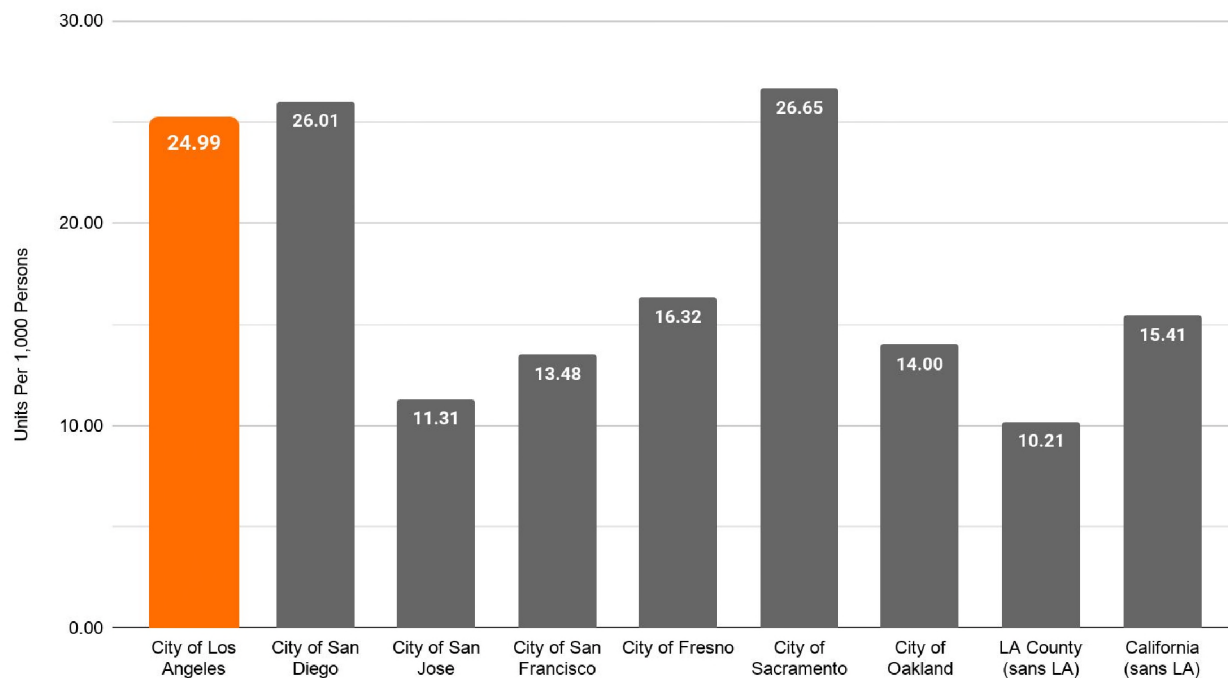
Housing Activity, 2018-2025



Source: Housing Element Annual Progress Reports, 2018-2025

Los Angeles vs Top CA Cities

Permitted Units Per 1,000 Persons, 2021-2025



Source: HCD Dashboard (<https://www.hcd.ca.gov/housing-open-data-tools/apr-dashboard>), Accessed July 2026

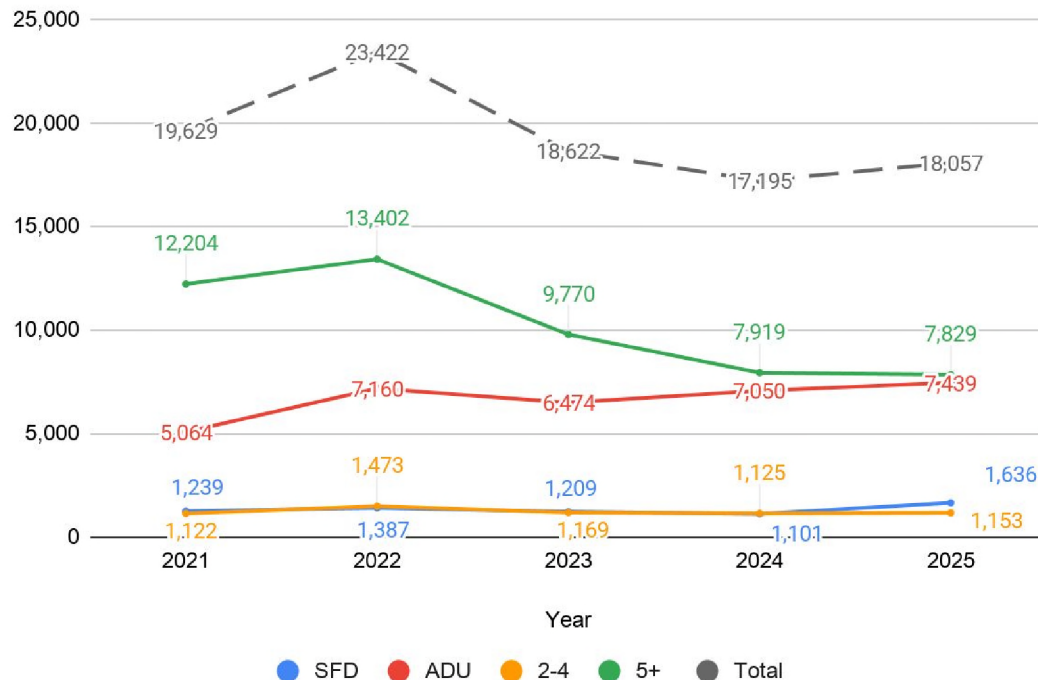
Thank You

LACP Housing Policy Unit
planning.housingpolicy@lacity.org

<https://planning.lacity.gov/plans-policies/housing-element>

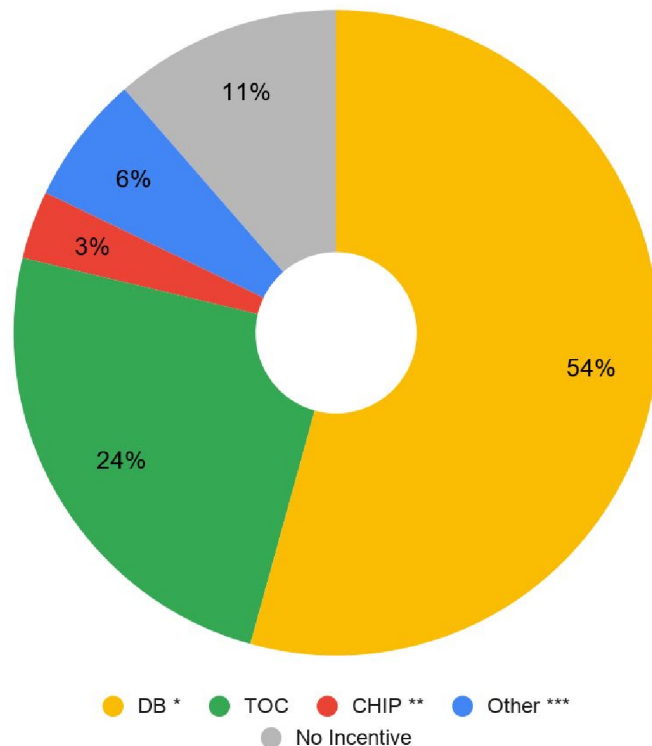
Reference Slides

Permitted Units by Structure Type, 2021-2025



Source: Housing Element Annual Progress Reports, 2021-2025

Permitted Multifamily (5+) Units by Incentive Program, 2025



- **Incentive programs account for the majority of multifamily development**
 - 89% of all multifamily units were produced via incentive programs, or 6,937 total units; 5,252 of these are affordable
 - DB (54%) and TOC (24%) were most popular
- **ED1 Streamlining is often paired with incentive programs:** 53% of all multifamily units used ED1 (85% of Density Bonus units and 15% of TOC units)

Notes

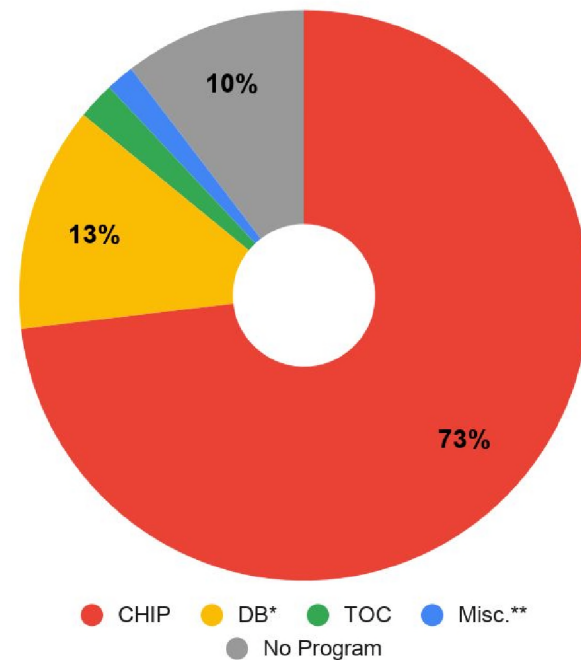
* Projects used the 12.22 A.25 Density Bonus, not the 12.22 A.27 Density Bonus effectuated by CHIP

** CHIP became effective in Feb. 2025; Most projects are not issued permits within a year of application

*** "Other" includes JJJ, PSH, and other miscellaneous incentive programs

Multifamily (5+) Permit Application Trends, 2025

- **Majority of proposed units are in Citywide Housing Incentive Program (CHIP) projects:** 73% of units with permit applications submitted
- **ED1 streamlining less frequently used**
 - 22% of units with permit applications submitted in 2025 used ED1
 - Compared to 53% of units issued permits in 2025
- **More units are being proposed in Highest and High opportunity TCAC areas** than historic patterns: 52% of units with permit applications submitted in 2025
- **CHIP accounts for 81% of units in High and Highest opportunity TCAC areas**

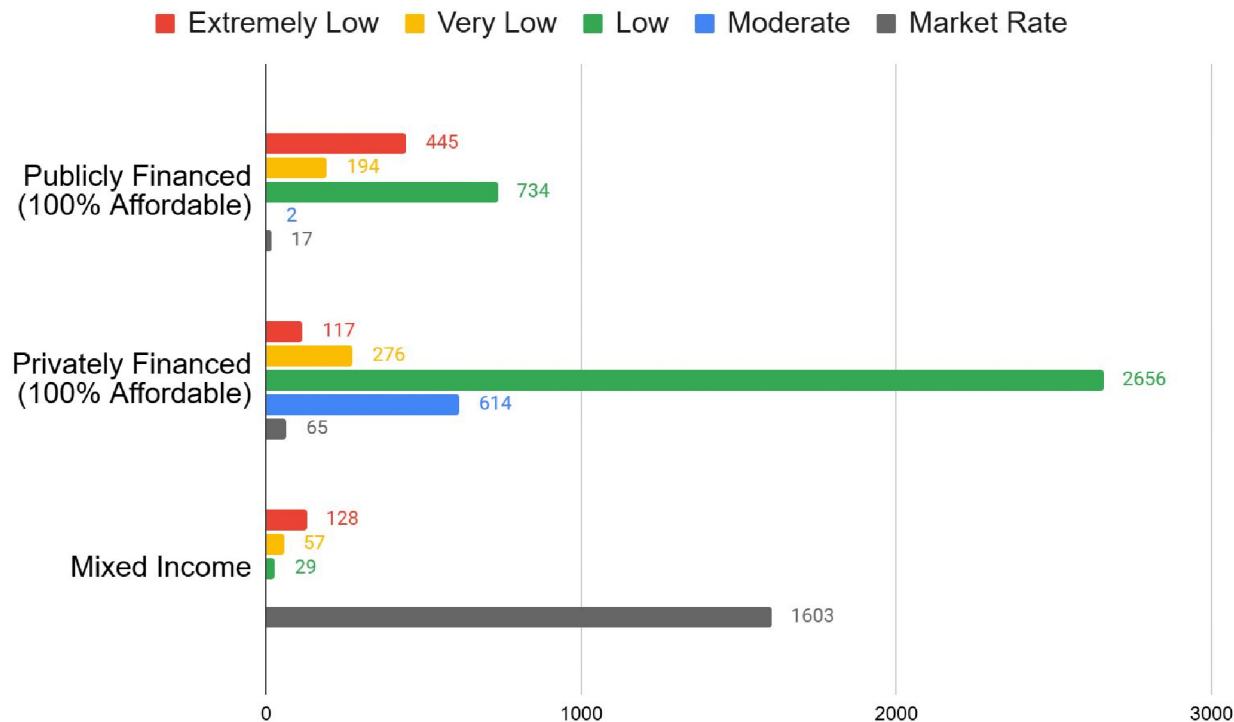


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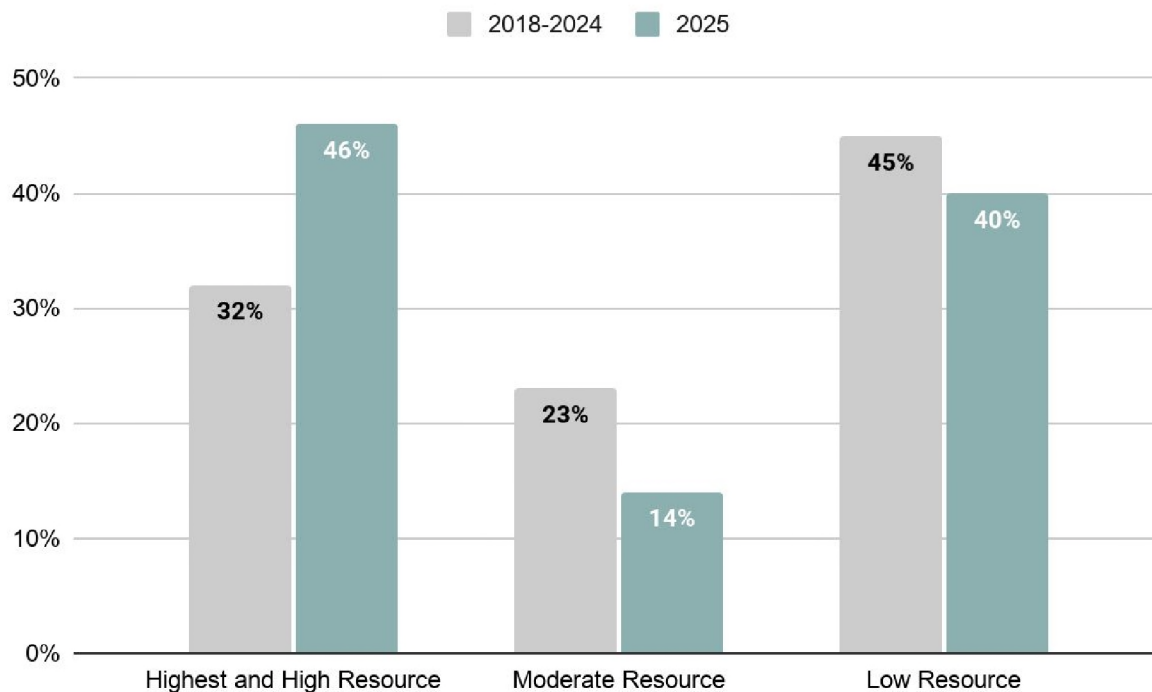
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Income Levels of Permitted Multifamily Units (5+), 2025

by Mixed Income, Publicly Financed, and Privately Financed Status

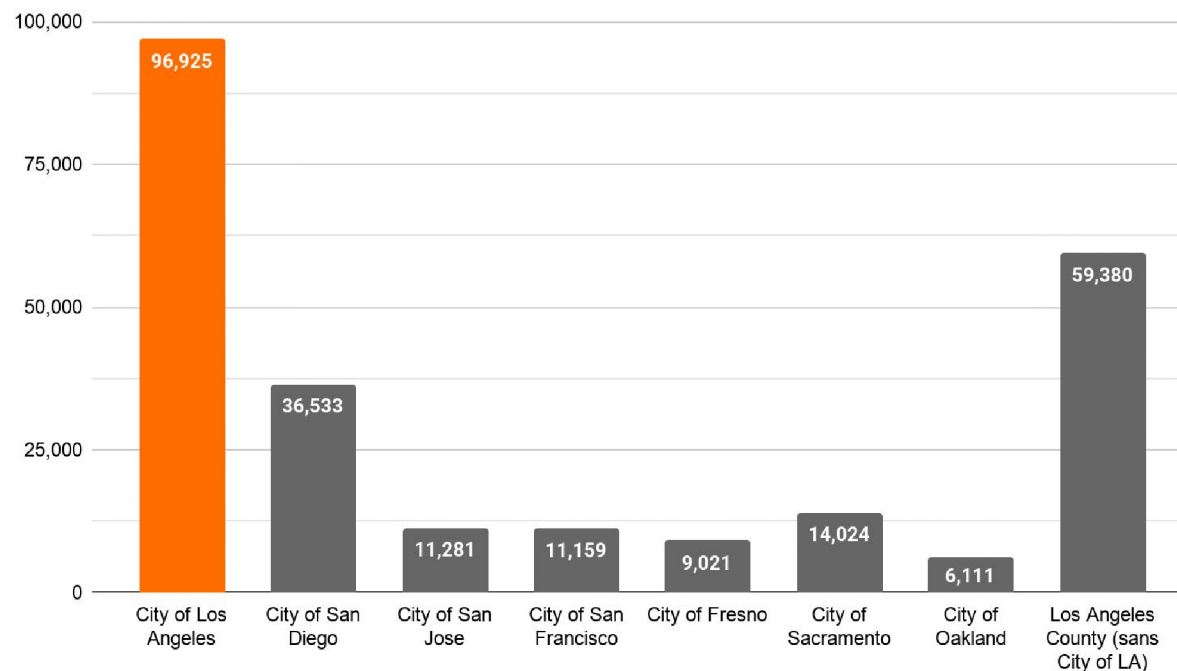


All Units Permitted by Opportunity Area, 2018-2024 vs 2025



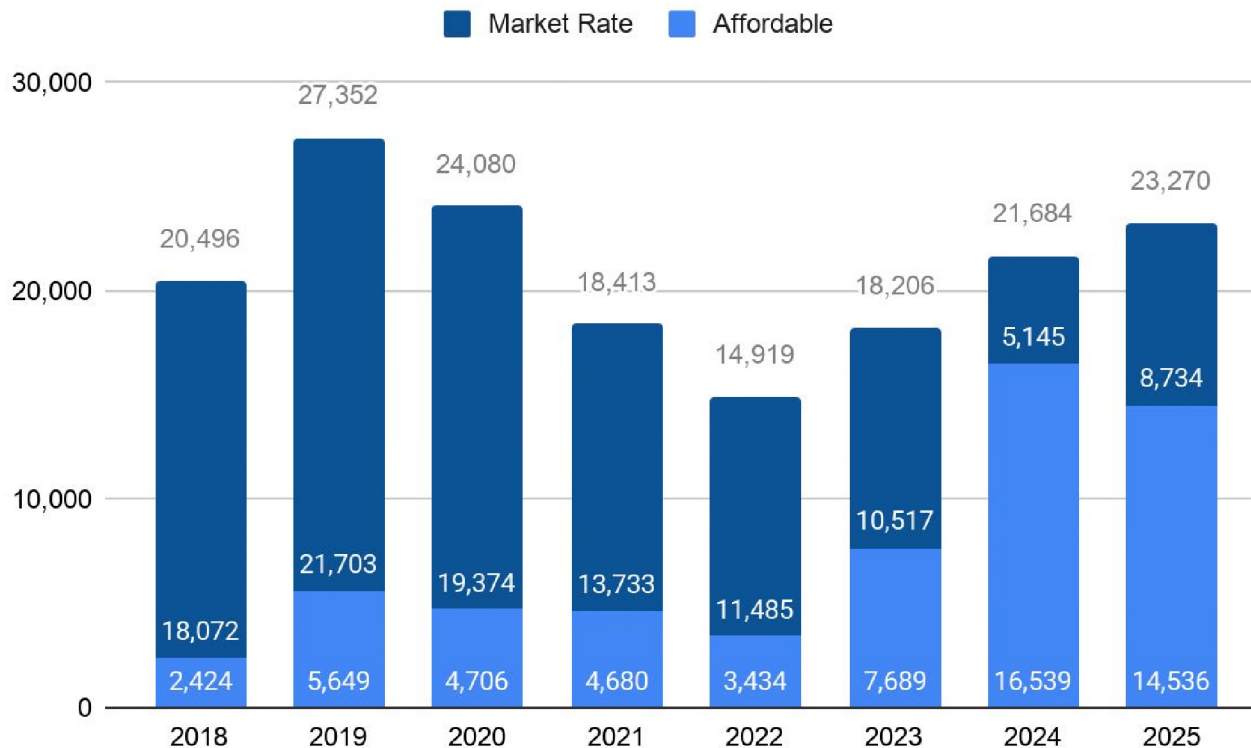
Los Angeles vs Top CA Cities

Total Units Permitted, 2021-2025



Source: HCD Dashboard (<https://www.hcd.ca.gov/housing-open-data-tools/apr-dashboard>), Accessed July 2026

Entitlements Issued by Affordability, 2018-2025



Source: Housing Element Annual Progress Reports, 2018-2025

Program Highlights: Rezoning Strategies

Rezoning strategies listed in Chapter 4 of the Housing Element that are either in progress or completed

Work Program	Effective Date	Ch. 4 Strategy
Housing Element Rezoning Program	Feb 2025	Opportunity Corridors
		TOC Expansion in High Opportunity Areas
		Density Bonus
		Parking Zones
		Micro Units
		Affordable Housing Overlay
		Public Facility Zone
		Faith Based Owned Properties
	Feb 2026	Adaptive Reuse
Missing Middle	Early 2027 (expected)	ADUs

Program Highlights:

Producing and Preserving Housing

148,855 Units

Inspected through the Systematic Code Enforcement Program (SCEP)

1,573 Units

of new Permanent Supportive Housing financed in 24 new projects

\$173M

Secured in AHSC funding for five affordable housing projects (432 units) along with bicycle, pedestrian, and transit infrastructure improvements within a one-mile radius of the project sites

\$11,306,563

of purchase assistance loans for 80 low- and moderate-income, first-time homebuyer families purchase homes in the City through the MIPA and LIPA programs

Program Highlights:

Production, Preservation & Tenant Protections

\$360.9M

Of funding provided for affordable housing production and preservation through the Homes4LA NOFA

5,241 Units

Subsidized through the Homes4LA NOFA

756

Households provided with emergency rental assistance, totalling \$5,515,189

8,714

Households provided with Eviction Defense representation