

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: March 5, 2026

HEARING DATE: March 18, 2026 AGENDA ITEM: 5(a) and 5(b)

PROJECT NUMBER: PRJ2025-006463

PROJECT NAME: General Plan and Housing Element Annual Progress Reports CY 2025

PERMIT NUMBER(S): RPPL2025005254

SUPERVISORIAL DISTRICT: 1-5

PROJECT LOCATION: Countywide

CASE PLANNER: Leon Freeman, Senior Regional Planner
LFreeman@planning.lacounty.gov
Arturo Jacobo, Regional Planner
AJacobo@planning.lacounty.gov

On March 18, 2026, LA County Planning staff (staff) will present an overview of the General Plan and Housing Element Annual Progress Reports (APRs) for calendar year (CY) 2025. The reports meet the requirements of Government Code sections 65400(a)(2), 65400.1, and 65400.2, which mandate local jurisdictions to provide the implementation status of their respective general plans and housing elements to the State by April 1. The reports will be considered at a public meeting before the Board of Supervisors (Board) on March 24, 2026. No action is required by your Commission for this item.

The General Plan APR CY 2025, included as Exhibit A and attached to this memo, provides the implementation status of the General Plan. It includes a summary of all General Plan amendments that were adopted in CY 2025. In addition, it provides updates on the General Plan Implementation Programs; Other Plans, Programs, and Ordinances that support the goals of the General Plan; Bicycle Master Plan; and Climate Action Plan. Appendix A of the General Plan APR CY 2025 provides an update on the Equitable Development Work Program.

In addition, staff would like to highlight excerpts from Exhibit B: Housing Element APR CY 2025,

attached to this memo:

Regional Housing Needs Allocation (RHNA) Progress/Building Permits CY 2025

The Housing Element APR CY 2025 includes data on the Sixth Revision to the Housing Element. The Sixth Revision to the Housing Element, adopted by the Board on May 17, 2022, and certified by the California Department of Housing and Community Development (HCD) on May 27, 2022, covers the planning period of October 15, 2021 through October 14, 2029. Table 1, below, provides information on building permit activity in CY 2025 showing progress toward meeting the County’s share of regional housing needs during the Housing Element planning period. As shown in Table 1, a total of 3,224 residential units were permitted between January 1, 2025 and December 31, 2025. The remaining number of residential units needed during the planning period for the Sixth Revision to the Housing Element is 77,952, which is approximately 88 percent of the RHNA. Also of note are the accessory dwelling units (ADUs) permitted in CY 2025, which account for about 43 percent (1,379 units) of all residential units permitted.

Table 1 – RHNA Progress, Sixth Revision to the Housing Element

Regional Housing Needs Allocation (RHNA) Progress/Building Permit Activity, County of Los Angeles, Unincorporated Areas												
		2021 (10/15/21 - 12/31/21)	2022	2023	2024	2025	2026	2027	2028	2029 (through 10/14/29)	Total Units to Date	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Extremely Low / Very Low	25,401 ¹	0	0	182	24	2					208	25,193
Lower	13,691	0	240	410	119	158					927	12,764
Moderate	14,180	0	13	4	3	19					39	14,141
Above Moderate	35,210 ¹	347	1,513	2,451	2,000	3,045					9,356	25,854
Total RHNA	88,482¹	347	1,766	3,047	2,146	3,224					10,530	77,952

1. As part of Annexation No. 2020-01 (Tesoro del Valle) (effective 11/14/2022), the City of Santa Clarita received a RHNA transfer of 820 above moderate income units from the County. As part of Annexation No. 2021-09 (effective 11/19/2024), the City of Whittier received a RHNA transfer of 247 very low income units and 503 above moderate income units from the County. The County’s RHNA has therefore been adjusted to 88,482 from the original 90,052.

Land Use Entitlements

Additionally, the County is required to report land use entitlement data as part of the Housing Element APR CY 2025. Here is a summary:

- Number of LA County Planning applications submitted for residential units in CY 2025: 5,355 applications for 9,284 units.
- Number of residential units approved in CY 2025: 7,611 units.
 - ADUs
 - In 2025, the County approved 2,609 ADUs. The number of ADU approvals increased compared to 1,756 approvals in 2024; 1,500 approvals in 2023; 1,332 in 2022; 1,101 in 2021; 1,102 in 2020, 932 in 2019, 708 in 2018, 309 in 2017, and 63 in 2016.
 - Affordable Housing
 - In 2025, the County approved a total of 261 income-restricted units, including 69 extremely low-income units, 123 very low-income units, 14 low-income units, and 55 moderate-income units.
 - 162 income-restricted units – 39 extremely low-income units, 56 very low-income units, 12 low-income units, and 55 moderate-income units – were approved pursuant to the County’s Density Bonus and/or Inclusionary Housing Ordinances. Projects that create these income-restricted units also include 1,078 above moderate-income units, resulting in a total of 1,240 units.
 - The remaining income-restricted units approved in 2025 include 30 extremely low-income units, 67 very low-income units, and two low-income units that were proposed pursuant to the Newhall Ranch Affordable Housing Program, which was adopted in 2003 as part of the Newhall Ranch Specific Plan.
 - Disaster Rebuilds
 - In 2025, the County approved a total of 3,169 units in the unincorporated areas affected by the Palisades and Eaton Fires. Within the Palisades Fire area, this includes 140 single-family residences and 43 ADUs. In the Eaton Fire area,

this includes 2,012 single-family residences; 883 ADUs; 60 units in the form of duplexes, triplexes, or fourplexes; 23 units in structures with five or more units; six manufactured homes; and two townhouse units.

- Of the 3,169 approved units, 2,341 are for the rebuild of units that were destroyed in the Eaton and Palisades Fires. This yields a net increase of 828 units.

No Net Loss

Government Code section 65863 (No Net Loss Law) requires the County to maintain sufficient capacity of sites zoned to accommodate its RHNA at all times throughout the Housing Element planning period. This mandate necessitates continuous monitoring of the sites inventory to ensure that individual development projects do not result in a net loss of overall unit capacity.

To bolster the site inventory and maintain a surplus, the County rezoned additional sites that were not identified in the Housing Element Rezoning Program through the adoption of the East San Gabriel Valley Area Plan (Program 7), South Bay Area Plan (Program 18), West San Gabriel Valley Area Plan (Program 19); and Westside Area Plan (Program 20).

As detailed in Table C of Exhibit B, these rezonings resulted in a total realistic surplus capacity of 7,223 units, broken down by income level as follows: 188 very low-income, 62 low-income, 375 moderate-income, and 6,598 above moderate-income.

Local jurisdictions are required to provide the data in a form provided by HCD, which has been updated to incorporate new data requirements added by AB 879 (2017), SB 35 (2017), SB 6 (2022), AB 2011 (2022), SB 423 (2023), AB 3093 (2024), and AB 2580 (2024). The Housing Element APR CY 2025 can be found at the following link: <https://planning.lacounty.gov/long-range-planning/housing-element/>.

Should you have any questions about the General Plan APR CY 2025, please contact Arturo Jacobo at (213) 974-6316 or AJacobo@planning.lacounty.gov. Should you have any questions about the Housing Element APR CY 2025, please contact Leon Freeman at (213) 974-6417 or LFreeman@planning.lacounty.gov.

CC:ER:PH:TF:LF

Report

Reviewed By:



Tina Fung, Supervising Regional Planner

Report

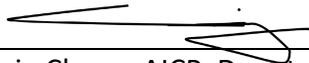
Reviewed By:



Patricia Hachiya, AICP, Supervising Regional Planner

Report

Approved By:



Connie Chung, AICP, Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	General Plan APR CY 2025
EXHIBIT B	Housing Element APR CY 2025