
HOUSING ELEMENT ANNUAL PROGRESS REPORT

CY 2025

The purpose of this report is to demonstrate the County's compliance with the requirements of Government Code sections 65400(a)(2), 65400.1, and 65400.2, which mandate local jurisdictions to prepare an annual report on the implementation progress of the housing element of their general plan. The report must provide information on the County's progress toward meeting its share of the regional housing need and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3). The information must be reported to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation using the guidelines set forth in the Housing Element Law and as provided by HCD. Prior to submission to the State, the report must be considered at a public meeting before the Board of Supervisors (Board), where members of the public can submit oral and/or written comments on the report.

This report includes information on housing activities in the 2025 calendar year.

I. REGIONAL HOUSING NEEDS ALLOCATION

The Southern California Association of Governments (SCAG) is responsible for determining the Regional Housing Needs Allocation (RHNA) for each local jurisdiction within its six-county region.¹ The County is required through its Housing Element to ensure the availability of residential sites at adequate densities and appropriate development standards in the unincorporated areas to accommodate its RHNA over the Housing Element planning period. The Revised County of Los Angeles Housing Element (2021-2029), which is the sixth revision of the Housing Element and covers the time period of October 15, 2021, through October 14, 2029, was adopted by the Board on May 17, 2022, and certified by HCD on May 27, 2022.

During the implementation period, the County is required to report on the progress toward reaching the RHNA goals through residential building permit activities. For the sixth revision of the Housing Element, unincorporated Los Angeles County was allocated a RHNA of 90,052 units,² which is broken down by income level as follows:

- Extremely Low/Very Low Income (up to 50 percent of Area Median Income, or AMI): 25,648 units
- Lower Income (51 to 80 percent of AMI): 13,691 units

¹ SCAG's six-county region includes the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

² 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.

- Moderate Income (81 to 120 percent of AMI): 14,180 units
- Above Moderate Income (more than 120 percent of AMI): 36,533 units

II. HOUSING ELEMENT PROGRESS FOR CY 2025

With the passage of legislation including Chapter 374, Statutes of 2017 (Assembly Bill 879); Chapter 366, Statutes of 2017 (Senate Bill 35); Chapter 659, Statutes of 2022 (SB 6); Chapter 647, Statutes of 2022 (AB 2011); Chapter 778, Statutes of 2023 (Senate Bill 423); Chapter 282, Statutes of 2024 (Assembly Bill 3093); and Chapter 723, Statutes of 2024 (Assembly Bill 2580), local jurisdictions are subject to new data requirements for the Housing Element Annual Progress Report. These changes are reflected in a form provided by HCD, which is available at https://planning.lacounty.gov/wp-content/uploads/2025/12/housing_apr-2025.xlsm.

To fulfill these requirements, the County is submitting the following tables:³

- **Table A:** Includes a list of all completed housing development applications submitted in CY 2025;
- **Table A2:** Is a summary of annual building activity, including entitlements and permits, in CY 2025;
- **Table B:** Provides the status of the County's progress toward meeting its RHNA for the housing element period as of CY 2025, based on the building permit activity reported in Table A2. The RHNA is adjusted to account for RHNA transfers to cities for annexations during the housing element period;
- **Table C:** Identifies sites rezoned or identified to accommodate requirements under No Net Loss law. This data serves as an addendum to the Housing Element sites inventory;
- **Table D:** Describes the status of all programs in CY 2025, including efforts to remove governmental constraints to the maintenance, implementation, and development of housing, as described in the Housing Element;
- **Table H:** Describes any locally owned or controlled lands declared surplus or identified as excess in CY 2025; and
- **Table L:** Lists all properties designated on National, State, or local historic registers in CY 2025 and reports the status of any housing development projects proposed for those newly designated sites, including entitlement and permit status, as required by AB 2580.

³ Tables E, F, F2, G, J, K, and LEAP Reporting in the HCD spreadsheet are not applicable.