

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: March 6, 2025

HEARING DATE: March 19, 2025 AGENDA ITEM: 5(a) and 5(b)

PROJECT NUMBER: PRJ2024-003770

PROJECT NAME: General Plan and Housing Element Annual Progress Reports CY 2024

PERMIT NUMBER(S): RPPL2024005554

SUPERVISORIAL DISTRICT: 1-5

PROJECT LOCATION: Countywide

CASE PLANNER: Lindsey Squirewell, Regional Planner
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On March 19, 2025, LA County Planning staff (staff) will present an overview of the General Plan and Housing Element Annual Progress Reports (APRs) for calendar year (CY) 2024. 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. No action is required by your Commission for this item.

The reports will be considered at a public meeting before the Board of Supervisors (Board) on March 18, 2025.

The General Plan APR (CY 2024), 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 2024. In addition, it provides updates on the General Plan Implementation Programs; Other Plans, Programs, and Ordinances that support the goals of the General Plan; the Bicycle Master Plan; and the Community Climate Action Plan. Appendix A of the General Plan APR provides an update on the Equitable Development Work Program.

In addition, staff would like to provide you with the following highlights from Exhibit B: Housing Element APR CY 2024, attached to this memo:

Regional Housing Needs Allocation (RHNA) Progress/Building Permits CY 2024

The APR for CY 2024 includes data on the Sixth Revision to the Housing Element. The Sixth Revision to the Housing Element, which was 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 2024, showing progress toward reaching the County’s share of regional housing needs during the Housing Element planning period. As shown in Table 1, a total of 2,146 residential units were permitted between January 1, 2024 and December 31, 2024. The remaining number of residential units needed during the planning period for the Sixth Revision to the Housing Element is 81,176, which is approximately 92 percent of the RHNA. Also of note are the accessory dwelling units (ADUs) permitted in CY 2024, which account for about 49 percent (1,043 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												
Income Level	RHNA Allocation by Income Level	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
		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						206	25,195
Lower	13,691	0	240	410	119						769	12,922
Moderate	14,180	0	13	4	3						20	14,160
Above Moderate	35,210 ¹	347	1,513	2,451	2,000						6,311	28,899
Total RHNA	88,482¹	347	1,766	3,047	2,146						7,306	81,176

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. Here is a summary:

- Number of LA County Planning applications submitted for residential units in CY 2024: 1,933 applications for 13,328 units, including applications for three greenfield developments proposing a total of 7,617 units.
- Number of residential units approved in CY 2024: 4,412 units.
 - ADUs
 - In 2024, the County approved 1,756 ADUs. The number of ADU approvals increased compared to 1,500 in 2023, 1,332 in 2022, 1,101 approvals in 2021; 1,102 approvals in 2020, 932 approvals in 2019, 708 approvals in 2018, 309 approvals in 2017, and 63 approvals in 2016.
 - Affordable Housing
 - In 2024, the County approved a total of 616 income-restricted units, including 84 very low-income units, 271 low-income units, and 261 moderate-income units.
 - 612 income-restricted units – 84 very low-income units, 269 lower-income units and 259 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 903 above moderate-income units, resulting in a total of 1,515 units.
 - The remaining income-restricted units approved in 2024 included two moderate-income units that were voluntarily provided by the applicant, and two lower-income units provided as affordable housing replacement pursuant to the County’s Affordable Housing Preservation Ordinance.

Local jurisdictions are required to provide the data in a form provided by HCD, which has been updated to incorporate new data requirements for the Housing Element APR added by AB 879 (2017), SB 35 (2017), SB 6 (2022), AB 2011 (2022), and SB 423 (2023). The Housing Element APR for CY 2024 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, please contact Thomas Dearborn at (213) 974-6316 or tdearborn@planning.lacounty.gov. Should you have any

questions about the Housing Element APR, please contact Lindsey Squirewell at (213) 974-6417 or lsquirewell@planning.lacounty.gov.

CC:ER:PH:TF:LS

Report

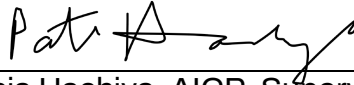
Reviewed By:



Tina Fung, Supervising Regional Planner

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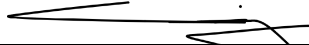
Reviewed By:



Patricia Hachiya, AICP, Supervising Regional Planner

Report

Approved By:



Connie Chung, AICP, Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	General Plan Annual Progress Report CY 2024
EXHIBIT B	Housing Element Annual Progress Report CY 2024