



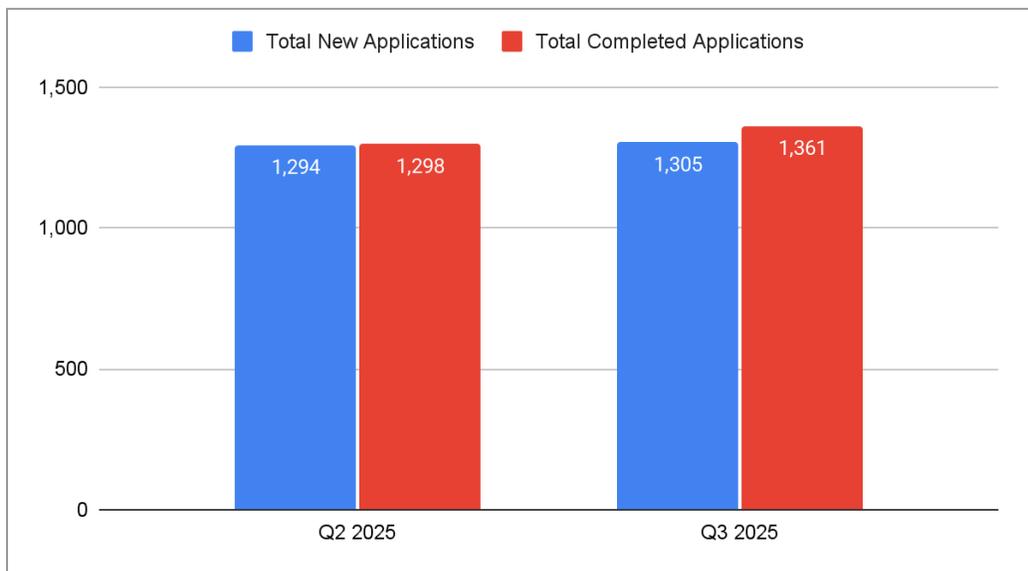
Quarterly
Housing Report
Fall 2025

Introduction

LA City Planning continues to make significant progress in providing access to housing across the city. The total number of entitlements has remained stable over the last two quarters, with applications growing by 1% and completed entitlements growing by 5%. Over the same time period, Los Angeles City Planning approved 10,408 total housing units.

The number of housing units proposed for entitlement in Q3 2025 grew by 30% from the prior quarter, ensuring the pipeline of new units that may be built remains robust. Applications for market rate units increased by 58% and demand for affordable housing entitlements increased by 10%. Over the same time period, the number of approved market rate units increased by 53% while total housing units approved for entitlement declined by 15%.

Figure 1: Quarter-over-Quarter Change in New Applications & Completed Applications for Entitlement



A Note on Planning Terminology: Proposed & Approved

Los Angeles City Planning metrics often refer to “Proposed” and “Approved” or “Completed” entitlement applications. A Proposed application refers to a request for an entitlement that is under review by the Planning Department. An approved or completed application refers to an entitlement application has received its final determination from the Department.

It’s important to note that when LA City Planning reports on the number of entitlements Proposed and Approved in a given time period, we are reporting on two distinct metrics. An entitlement application approved in October 2025 may have been proposed several months prior.

Trends in Housing Units Proposed & Approved for Entitlement (Q2 2025 to Q3 2025)

In both Q2 and Q3, affordable dwelling units accounted for a significant share of both proposed and entitled housing units across the city. In Q2, 57% of all housing units submitted for review to LA City Planning were affordable, declining to 48% in Q3. Turning to approved housing entitlements, affordable units accounting for 80% and 64% in Q2 and Q3, respectively.

Figure 2: Share of Affordable Units Proposed for Entitlement

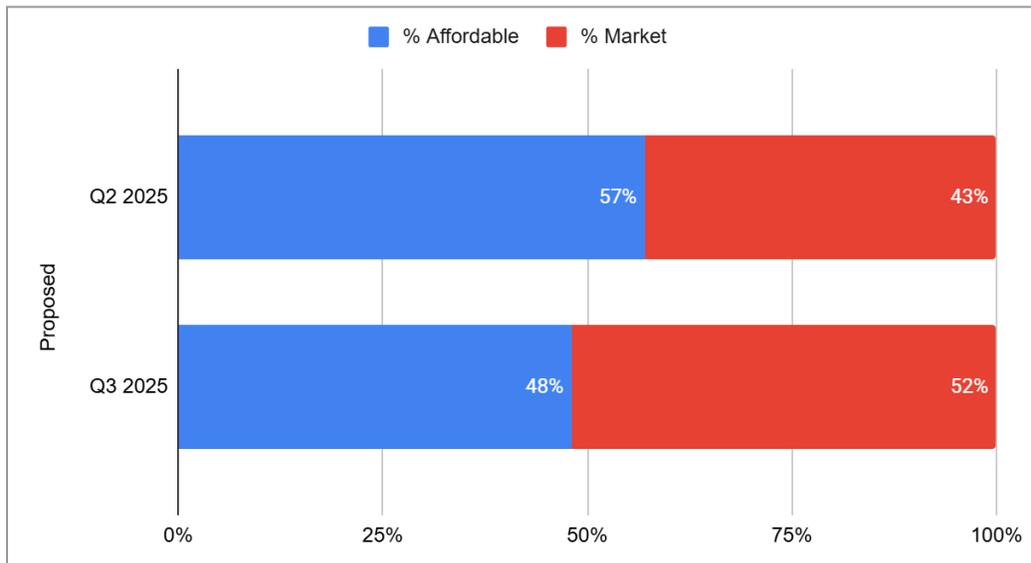
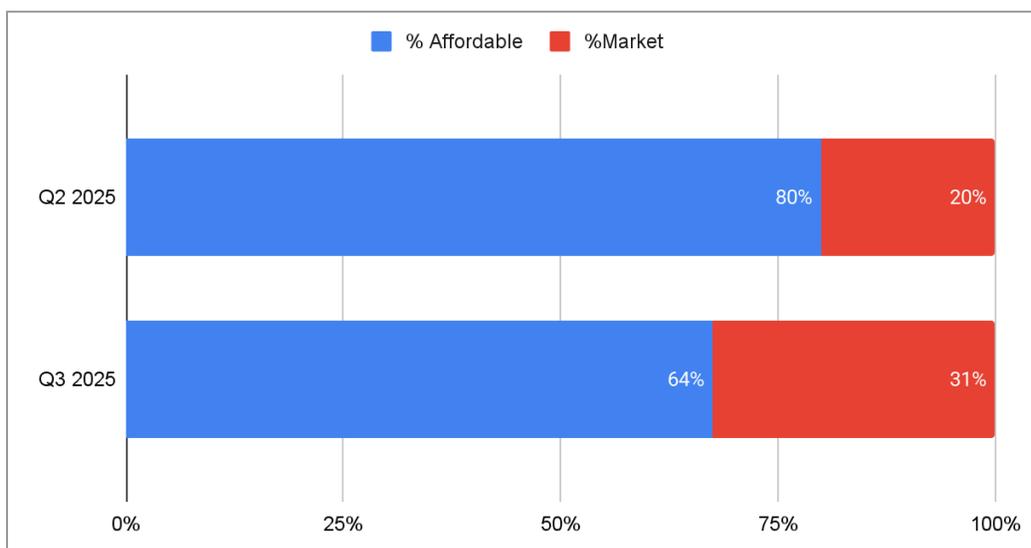


Figure 3: Share of Affordable Units Approved for Entitlement



Dwelling Unit Entitlement Summary by Housing Incentive Program

Creating development incentives to provide units affordable to a broad range of Angelenos is one way that LA City Planning can contribute to reducing the shortfall in available housing. In addition to the entitlement programs summarized here, Los Angeles City Planning has also launched a Citywide Housing Incentive Program (CHIP) to provide additional pathways to create housing opportunities across the City. City Planning has recently completed a comprehensive 6-month review on the utilization of the programs launched as a part of CHIP. More information on the CHIP as well as a 6-month utilization overview report is available here: [Citywide Housing Incentive Program | Los Angeles City Planning](#). Going forward, we will provide a high-level overview of how CHIP programs impact the City’s housing pipeline in this quarterly report.

Table 1: Q2 2025 Dwelling Units Entitled by Affordable Housing Incentive Program

Housing Entitlement Program	Approved Total	Approved Market	Approved Affordable	Proposed Total	Proposed Market	Proposed Affordable
Mayor's Executive Directive 1	3,811	49	3,762	1,336	17	1,319
Transit Oriented Communities	437	382	55	523	426	97
Density Bonus	369	320	49	535	448	87

Table 2: Q3 2025 Dwelling Units Entitled by Affordable Housing Incentive Program

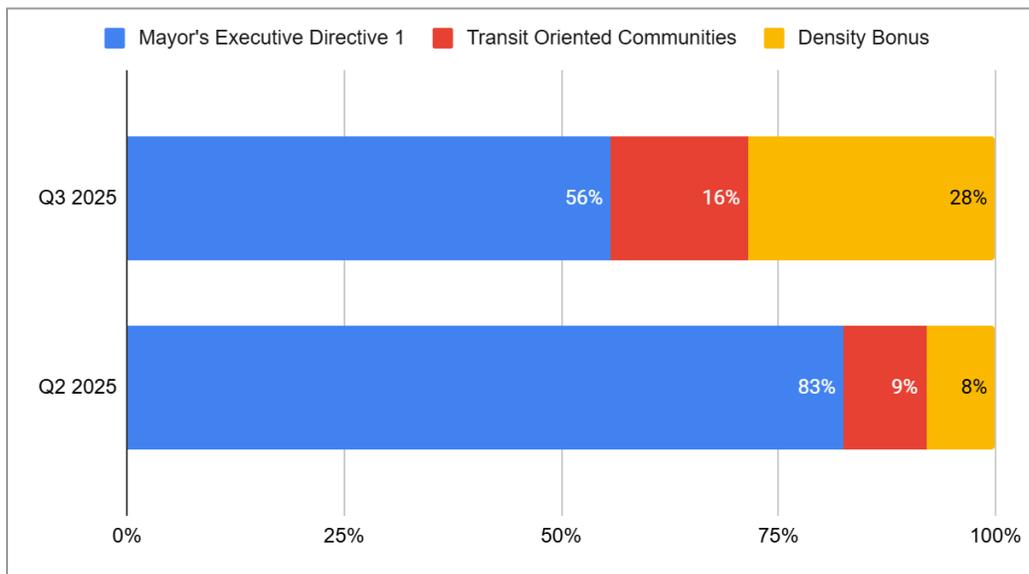
Housing Entitlement Program	Approved Total	Approved Market	Approved Affordable	Proposed Total	Proposed Market	Proposed Affordable
Mayor's Executive Directive 1	2,002	52	1,950	1,218	10	1,208
Transit Oriented Communities	567	464	103	85	74	11
Density Bonus	1,023	773	250	1,667	1,450	217

Mayor’s Executive Directive 1 (ED1) continued to dominate in terms of dwelling units approved for entitlement over the last two quarters. The number of Density Bonus projects increased significantly between Q2 and Q3. Modest growth in units approved using Transit Oriented Communities incentives were dwarfed by the sharp increase in the use of Density Bonus as a vehicle for entitling affordable units in the second half of 2025. The use of ED1 appears to have declined somewhat in Q3, and it remains to be seen if the successor Affordable Housing Streamlining Ordinance, recently approved by City Council, will shift the balance back to this avenue of housing entitlement. It is also important to consider the impact of the suite of CHIP

options that are now available, many of which allow new by-right pathways for access to affordable housing incentives.

Tables 1 and 2 include specific data on the number of dwelling units entitled through each housing incentive program for Q2 and Q3 of 2025. Figure 3 illustrates the share of dwelling units entitled through housing incentive programs over the same time period.

Figure 3: Share of Dwelling Units Entitled by Housing Incentive Programs, 2025 Q2 and Q3



Housing Entitlement Activity by Area Planning Commission

Tracking housing entitlement activity across the 7 Area Planning Commission (APC) boundaries can provide an important access point to understanding the geographic distribution of housing production across the city. In Tables 3 and 4 we provide the total number of dwelling units approved for entitlement in each APC region. We also provide the number of market rate and affordable housing units to give additional insight into the types of housing projects that are driving development across the city.

In Q2, The Central Los Angeles APC region had the highest number of entitled dwelling units in the City. The same region also had the highest number of entitled affordable units. In Q3, the South Los Angeles APC region had the largest number of entitled dwelling units, as well as the largest number of entitled affordable units in the City.

Table 3: Q2 2025 Dwelling Units Entitled by Area Planning Commission Region

Area Planning Commission	Total Units	Market Rate Units	Affordable Units
CENTRAL	1,908	1,498	410
EAST LOS ANGELES	316	258	58
HARBOR	172	146	26
NORTH VALLEY	203	77	126
SOUTH LOS ANGELES	1,515	1,404	111
SOUTH VALLEY	968	633	335
WEST LOS ANGELES	552	473	79
Total	5,634	4,489	1,145

Table 4: Q3 2025 Dwelling Units Entitled by Area Planning Commission Region

Area Planning Commission	Total Units	Market Rate Units	Affordable Units
CENTRAL	1,517	589	928
EAST LOS ANGELES	164	97	67
HARBOR	116	113	3
NORTH VALLEY	74	0	74
SOUTH LOS ANGELES	1,566	1,327	239
SOUTH VALLEY	1,173	743	430
WEST LOS ANGELES	278	205	73
Total	4,888	3,074	1,814

Conclusion

The data contained in the report represents a snapshot of information as exported from databases managed by the Los Angeles Department of City Planning. All dwelling unit counts should be considered tentative until the issuance of construction permits by the Los Angeles Department of Building and Safety. These quarterly summary reports will be made available for download at [LA City Planning Performance Metrics](#). To access more detailed information on any of these tables, please contact the Performance Management Unit directly at planning.metrics@lacity.org.