



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

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TO: City Planning Commission

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LOS ANGELES CITY PLANNING ENTITLEMENT AND HOUSING ACTIVITY FOR FISCAL YEAR 2023-2024

In Fiscal Year 2023-24, Los Angeles City Planning (LACP) received 8,065 applications and completed 7,520 applications. Entitlement applications submitted included 4,864 administrative cases and 856 applications for discretionary review. The following data focuses on those applications for new housing units including both market rate and covenanted affordable units.

Fiscal Year 2023-24 Housing Production Overview

In Fiscal Year 2023-24, a total of 22,623 proposed units were filed with LACP for consideration. Of these, 16,458 units were proposed as deed-restricted affordable housing, representing 73% of all housing units submitted to the Department for entitlement review and approval. Over the same time period, a total of 17,556 housing units were approved, of which 10,588 units (or 60%) were deed-restricted affordable units. This represents a historic pattern reversal for the City Planning Department as the average share of affordable housing units proposed over the prior four-year period was 30%, and the average share of affordable units approved over the same time period was 24%.

Fiscal Year 2023-24 Housing Production by Region

Housing units processed by LACP in FY 2023-24 were geographically distributed across the City of Los Angeles as summarized in Table 1 below. In FY 2023-2024, the Central Area Planning Commission (APC) region had the highest number of proposed housing units (7,366 units) followed by the South Los Angeles and South Valley APC regions with 6,580 and 3,412 total proposed units, respectively. These three APCs also accounted for the highest number of affordable units proposed. The share of affordable units proposed in six out of seven APCs exceeded 60%, including four APCs with a share of proposed affordable units exceeding 74%.

**Table 1
FY 2023-24 Total Proposed & Approved Housing Units by Area Planning Commission Boundary**

Area Planning Commission	Proposed Units				Approved Units			
	Total Housing Units Proposed	Total Market Rate Units Proposed	Total Affordable Units Proposed	% Affordable Proposed	Total Housing Units Approved	Total Market Rate Units Approved	Total Affordable Units Approved	% Affordable Approved
North Valley	1,609	420	1,189	74%	876	134	742	85%
South Valley	3,412	1,246	2,166	63%	1,912	443	1,469	77%
West LA	1,814	618	1,196	66%	726	372	354	49%
Central LA	7,366	1,925	5,441	74%	6,740	3,384	3,356	50%
East LA	1,642	402	1,240	76%	957	460	497	52%
South LA	6,580	1,420	5,160	78%	6,229	2,079	4,150	67%
Harbor	200	134	66	33%	116	96	20	17%

Housing Production by Entitlement Type & Program (FY 2023-24)

LACP manages several administrative and discretionary entitlement pathways that lead to housing production. The Mayor’s Executive Directive 1, which created a streamlined ministerial process for qualifying 100% affordable housing projects, was connected with 74% of all housing-related cases received by Los Angeles City Planning in FY 23-24. A summary of housing production by entitlement type and program for Fiscal Year 2023-24 is provided in Tables 2 and 3 below.

**Table 2
FY 2023-24 Total Housing-Related Cases by LACP Entitlement Type / Program**

Entitlement Type / Program	Total Applications Received In FY 2023-24	Total Applications Completed In FY 2023-24
Mayor’s Executive Directive 1 (ED1/RED1)	197	112
Transit Oriented Communities (TOC)	35	36
Density Bonus (DB)	31	18
General Plan Amendment/ Zone Change (GPA & ZC)	1	3
Permanent Supportive Housing (PSH)	1	1

Please note that Planning cases regularly use multiple programs in conjunction. To avoid double counting, case counts are first assigned to programs initiated by Executive Directive, then incentive programs, and finally Plan Amendments and/or Zone Changes.

Table 3
FY 2023-24 Total Housing Units by LACP Entitlement Type / Program

Entitlement Type / Program	Proposed Units			Approved Units		
	Total Housing Units Proposed	Total Market Rate Units Proposed	Total Affordable Units Proposed	Total Housing Units Approved	Total Market Rate Units Approved	Total Affordable Units Approved
Mayor's Executive Directive 1 (ED1/RED1)	15,289	309	14,980	8,843	160	8,683
Transit Oriented Communities (TOC)	2,123	1,839	284	1,505	1,304	201
Density Bonus	1,995	1,627	368	918	742	176
General Plan Amendment/ Zone Change	9	9		266	237	29
Permanent Supportive Housing (PSH)	19		19	19		19

Please note this table highlights those entitlements and processes most widely used for housing projects that include an affordable set aside and does not include an exhaustive list of every entitlement path that generates housing units.