# Housing Progress Reports

## Housing Progress Dashboard

City Planning is pleased to present a comprehensive look at Los Angeles's housing pipeline through the new Housing Progress Dashboard, launched in November 2019. This interactive dashboard displays housing activity and trends across the City of Los Angeles from 2015 to present at a level of detail not available until now.

The dashboard allows City Planning to share an expanded range of housing information in a visual way, including an in-depth accounting of affordability levels, geographic locations, and more. Each graph in the Housing Progress Dashboard is fully interactive—click on a bar, line, pie, or map area to change the information presented in the graphs on that page. For example, in the chart "Percentage of Units Proposed by Entitlement Type," clicking on the 2016 bar will update the surrounding figures to show data for 2016 only.

Below, explore the dashboard and the progress City Planning has made toward meeting the housing needs of our communities.

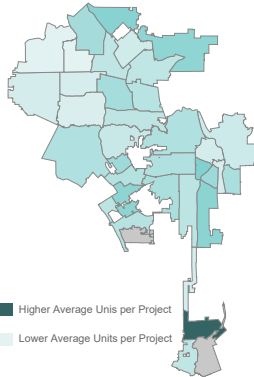## Affordable Housing Proposed through Planning Entitlements

*January 2015 - March 2022*

| 1/5/2015 | 3/31/2022 |
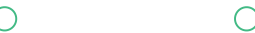
### Average Units per Proposed Project by Plan Area

*Click on a Plan Area to view detailed information*



■ Higher Average Unis per Project
□ Lower Average Units per Project

| Plan Area | Affordable Units | Market Rate Units | Total Units | % Affordable | Total Proposed Projects ▲ |
|---|---|---|---|---|---|
| Arleta - Pacoima | 1 | 163 | 164 | 4% | 13 |
| Granada Hills - Knollwood | 26 | 408 | 434 | 7% | 17 |
| Harbor Gateway | 9 | 201 | 210 | 14% | 19 |
| Wilmington - Harbor City | 391 | 1,492 | 1,883 | 30% | 23 |
| Northridge | 57 | 89 | 146 | 14% | 24 |
| Sylmar | 75 | 1,302 | 1,377 | 5% | 40 |
| Boyle Heights | 651 | 436 | 1,087 | 42% | 46 |
| Reseda - West Van Nuys | 208 | 313 | 521 | 16% | 48 |
| Westwood | 57 | 1,373 | 1,430 | 15% | 51 |
| Chatsworth - Porter Ranch | 165 | 287 | 452 | 6% | 64 |
| Westchester - Playa del Rey | 237 | 1,191 | 1,428 | 16% | 70 |
| Central City North | 559 | 235 | 794 | 26% | 76 |
| Mission Hills - Panorama City - North Hills | 470 | 909 | 1,379 | 17% | 79 |
| Encino - Tarzana | 48 | 787 | 835 | 6% | 89 |
| Sun Valley - La Tuna Canyon | 421 | 1,486 | 1,907 | 9% | 109 |
| Bel Air - Beverly Crest | 0 | 1,710 | 1,710 | 0% | 114 |
| Central City | 2,602 | 1,070 | 3,672 | 22% | 130 |
| **Total** | **28,551** | **130,603** | **159,154** | **13%** | **9824** |

### Proposed Affordable Units by Income Level

● Low Income  ● Very Low  ● Extremely Low  ● Moderate
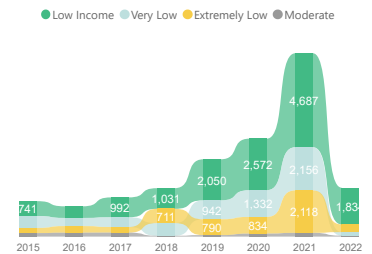


### Percentage of Proposed Affordable Units by Year

● Affordable  ● Market
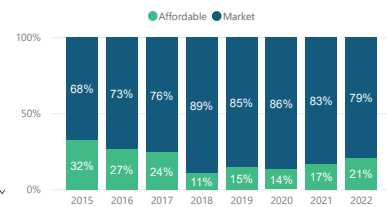
Microsoft Power BI                    ‹  ›                    · · ·

On September 22, 2017, City Planning adopted the Transit Oriented Communities (TOC) Incentive Program in accordance with Measure JJJ—a voter-approved initiative passed in November 2016 to incentivize affordable housing near transit.

The TOC Program has created a new tier-based system of incentives for certain residential projects. Projects that qualify can request additional building incentives in exchange for a specific set-aside of restricted affordable units. Density Bonus is another incentive program that allows housing developers to build an additional number of units in exchange for providing affordable units. The dashboards below show how the TOC and Density Bonus Programs have been used to generate affordable housing throughout the City.

## A Closer Look at Density Bonus and Transit Oriented Communities (TOC) Incentive Programs

**What is an incentive program?**
Affordable housing incentive programs work by granting housing developers increased flexibility on development standards in exchange for providing affordable housing units within a development.

**What Is Affordable Housing?**
In general, housing is considered affordable when individuals and households pay no more than 30% of their income for housing related costs. " Restricted affordable" or "covenanted affordable" units are required to be made available at rental or sale rates affordable to families that earn less than 120% of the Area Median Income (AMI). These units have both income and price restrictions in order to help lower-income families secure affordable housing. Moderate income is defined as earning between 80% and 120% of AMI — $58,200 for a one-person household. Low income is 80% of AMI — $54,250. Very Low Income is 50% of AMI — $33,950; and Extremely Low Income is 30% of AMI — $20,350 for one person.

**What is TOC?**
The Transit Oriented Communities (TOC) Program offers a tier-based system to incentivize affordable housing in residential projects within ½ mile of a qualifying transit stop. Projects that qualify can request building incentives, such as increased density or reduced parking, in exchange for setting aside a specific percentage of units for low-income households. City Planning adopted the TOC Program on September 22, 2017, in accordance with Measure JJJ—a voter-approved initiative passed in November 2016. For more information, see the **LA City Planning TOC Information Page.**

*Since its inception, the TOC program has added* 36,968 *units of housing to the development pipeline, including* 8,081 *units of affordable housing. Since 2015,* 36,468 *units of housing have been added to the development pipeline through the Density Bonus program, including* 7,175 *units of affordable housing. More information about the geographical distribution and targeted income levels for these units can be found by exploring this dashboard!*

### Percentage of Proposed Units via Density Bonus and TOC

● Affordable Density Bonus  ● Market Rate Density Bonus  ● Affordable TOC  ● Market Rate TOC



### Percentage of Approved Units via Density Bonus and TOC

● Affordable Density Bonus  ● Market Rate Density Bonus  ● Affordable TOC  ● Market Rate TOC



**What's a By-Right TOC project?**
Projects that use only the density, floor area, and parking incentives of the TOC Program may proceed by-right, applying directly for a building permit without prior City Planning review. This allows the efficient addition of new affordable dwelling units into the City's housing pipeline.
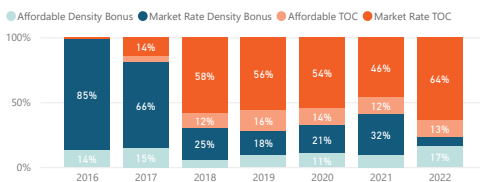
**What is the Density Bonus?**
State law established the contemporary Density Bonus program via the passage of SB1818 in 2004. This program allows for larger projects, or for other building incentives, if a certain percentage of units in the project is set aside for affordable housing. Unlike TOC, projects do not have to be located near transit to qualify for the Density Bonus.
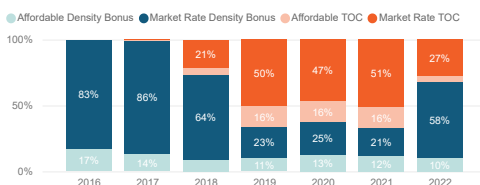
**Why compare Density Bonus* & TOC ?**
Taken together, these two programs generated 45% of all Planning-approved units in the City in 2020 and nearly nearly 60% of all proposed affordable units to date. By comparing the two programs, we gain insight into the types of incentives that most effectively move units of affordable housing into the market. This insight can assist policy makers and communities as they develop tools to further increase the production of affordable units throughout the City.

*The figures in this dashboard represent all projects which requested Density Bonus incentives, including those projects requesting multiple entitlements.*

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## Accessory Dwelling Unit (ADU) Permit Applications*

*January 2017 - September 2021*

Year

| 2017 | 2021 |

○                              ○

### ADUs by Permit Type

New Build 20%

Conversion 46%
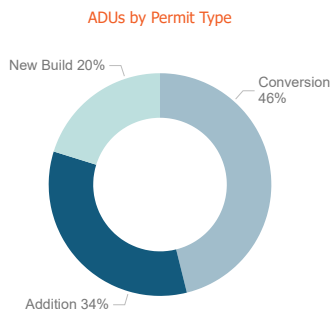
Addition 34%

Since State law changed in January 2017, a total of **26,925** ADU applications have been submitted, **18,893** have been issued, and **9,988** have been granted Certificates of Occupancy.

**Addition**
9,068

**Conversion**
12,418

**New Build**
5,439

**Permit Type**
*ADUs can be created through additions or alterations to existing structures, such as garages, or through brand-new construction.*

**Project Stage**
*Building an ADU requires three steps:*
*1. Submission of a permit application*
*2. Issuance of a permit allowing construction to proceed*
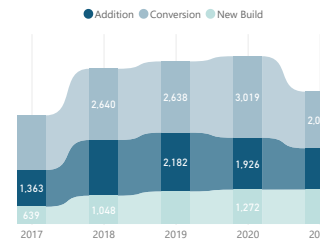*3. Issuance of a Certificate of Occupancy for habitation*

Total Submitted ADU Applications

## 26,925

Distribution of ADUs by Plan Area

■ Higher count of ADUs

□ Lower Count of ADUs
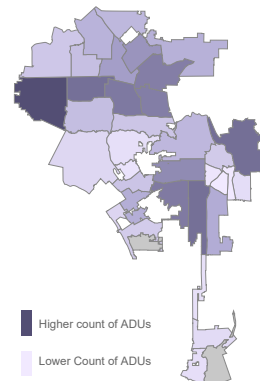
| Plan Area | Total Submitted |
|---|---|
| Canoga Park - Winnetka - Woodland Hills - West Hills | 1,972 |
| Northeast Los Angeles | 1,618 |
| South Los Angeles | 1,604 |
| Reseda - West Van Nuys | 1,603 |
| Van Nuys - North Sherman Oaks | 1,506 |
| West Adams - Baldwin Hills - Leimert | 1,495 |
| North Hollywood - Valley Village | 1,453 |
| Sun Valley - La Tuna Canyon | 1,452 |
| **Total** | **26,925** |

### ADUs by Permit Type & Year

● Addition  ● Conversion  ● New Build

| | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|
| New Build (top) | 2,640 | 2,638 | 3,019 | | 2,096 |
| Addition (mid) | 1,363 | | 2,182 | 1,926 | |
| Conversion (bottom) | 639 | 1,048 | | 1,272 | |

*Data provided by Los Angeles Department of Building and Safety

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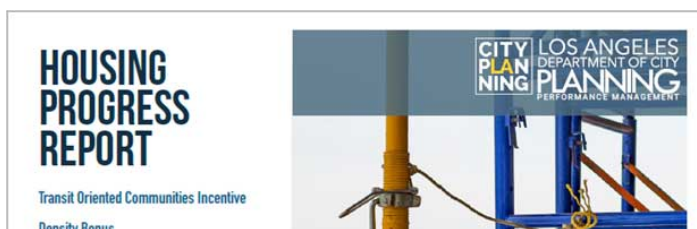
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**Microsoft Power BI**

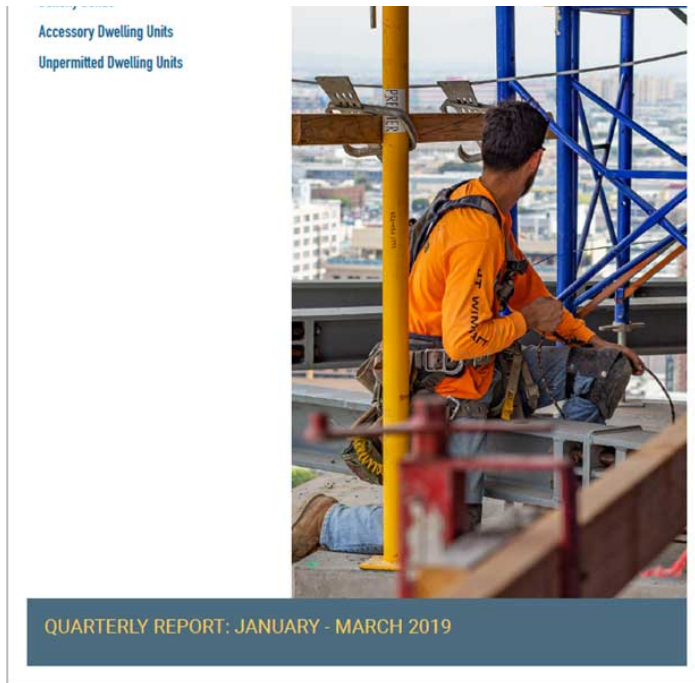The Housing Progress Dashboard, updated quarterly, replaces the Housing Progress Report publication, which has been incorporated into City Planning's Quarterly Report (https://planning.lacity.org/resources/publications#quarterly).

Archived issues of the Housing Progress Report remain available below. Please email questions or data requests (https://planning.lacity.org/resources/data-requests) to planning.metrics@lacity.org (mailto:planning.metrics@lacity.org).

(https://planning.lacity.org/odocument/c795255d-9367-4fdf-9568-0a34077720ef)

2019 | Q2 Housing Report (https://planning.lacity.org/odocument/c795255d-9367-4fdf-9568-0a34077720ef)

(https://planning.lacity.org/odocument/c82e412b-9d5a-4306-8e19-48bd17ebd752)

2019 | Q1 Housing Report (https://planning.lacity.org/odocument/c82e412b-9d5a-4306-8e19-48bd17ebd752)



(https://planning.lacity.org/odocument/42cb2634-2885-4c33-9ff4-31c8f33c34d1)

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2018 | Q4 Housing Report (https://planning.lacity.org/odocument/42cb2634-
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(https://planning.lacity.org/odocument/7b7f2d26-d4a2-428b-8c19-
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2018 | Q3 Housing Report (https://planning.lacity.org/odocument/7b7f2d26-
d4a2-428b-8c19-0e846fd443a4)

(https://planning.lacity.org/odocument/480ec28c-4fde-4714-8590-e689a5fe116c)

2018 | Q2 Housing Report (https://planning.lacity.org/odocument/480ec28c-4fde-4714-8590-e689a5fe116c)

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