

20
24

Hilgard

Residential Permitting in the City of Los Angeles: Q3 2024 Update

The economic and political climate for housing development in Los Angeles continues to be tough. Not only have interest rates remained high by recent historical standards, but also disincentives provided by Measure ULA, alongside many other local housing policies, have compounded to negatively impact housing permitting rates within the City. Additionally, many developers are sitting on the sidelines to see the outcome of Proposition 33, a potential repeal of the Costa-Hawkins Rental Housing Act of 1995, which is on the state ballot next month.^{[1][2][3]}

Data through the first three quarters of 2024 shows a steep decline in residential permitting rates citywide, and declines in 10 of the 15 council districts, relative to last year. However, a few council districts did buck the trend and permit more housing, as noted in the district by district breakdown below.

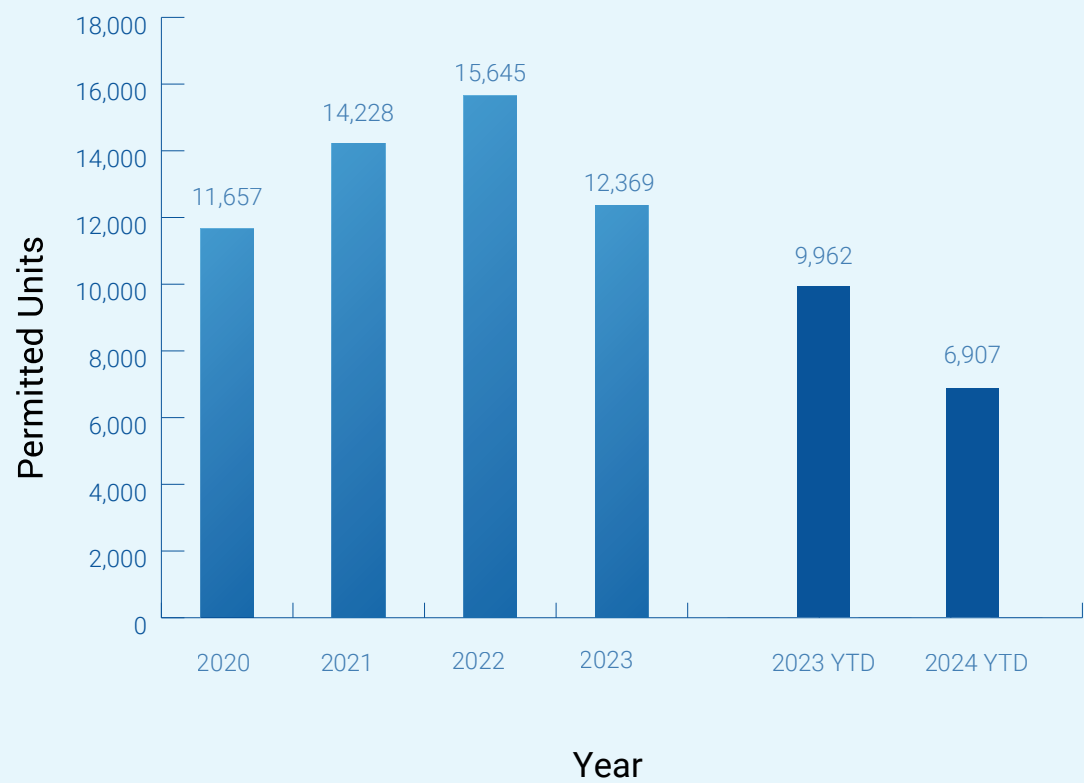
Even if the levels of residential permitting rebound, perhaps due to the Federal Reserve continuing its cutting cycle and/or ballot measures going a certain way, the shortage of deed-restricted affordable housing, redlining, and other exclusionary policies will keep LA's housing and homelessness challenges acute well beyond 2024.^{[4][5][6]}

Using data from the Los Angeles Department of Building and Safety (LADBS), the remainder of this report analyzes the total residential permitted units citywide and by LA City Council District through the first three quarters of 2024 and compares those figures to the same period last year. Please note that this analysis is not meant to be comprehensive, but instead provide a high level look at trends in residential permitting in Los Angeles. Please reach out to us if you are interested in a more specific or detailed analysis.^[7] Additionally, LADBS can revise historic permit data; this report analyzes the most current available figures.

Exactly 6,907 residential units were permitted across the City of Los Angeles through the first three quarters (January to September) of this year. This represents a fall of 30.7%, or 3,055 fewer units in absolute terms, relative to the same period last year.

Hilgard

Total Permitted Residential Units
City of Los Angeles



City Council District 1

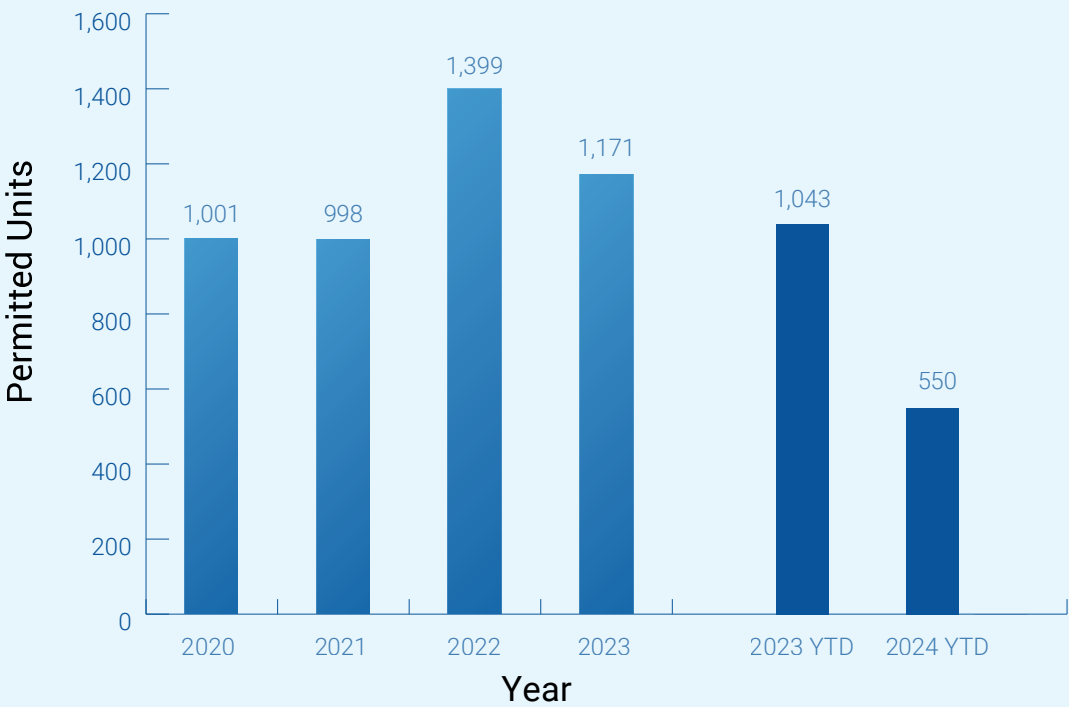
Hilgard

Currently represented by Councilmember Eunisses Hernandez, Council District 1 (CD1) covers all of parts of the Glassell Park, Cypress Park, Highland Park, Mount Washington, Solano Canyon, Elysian Park, Echo Park, Angelino Heights, Temple Beaudry, Chinatown, Downtown, Westlake, Rampart Village, Lincoln Heights, Montecito Heights, Pico Union, University Park, Victor Heights, and Koreatown neighborhoods.^[1]

Through the three quarters of this year, the city has approved 550 residential units of housing in CD1. This represents a decrease of 47.3%, or 493 fewer units, compared to the same period last year. It is noteworthy that this is a faster rate of decline than the citywide level.

Hilgard

Total Permitted Residential Units
Council District 1



Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 2

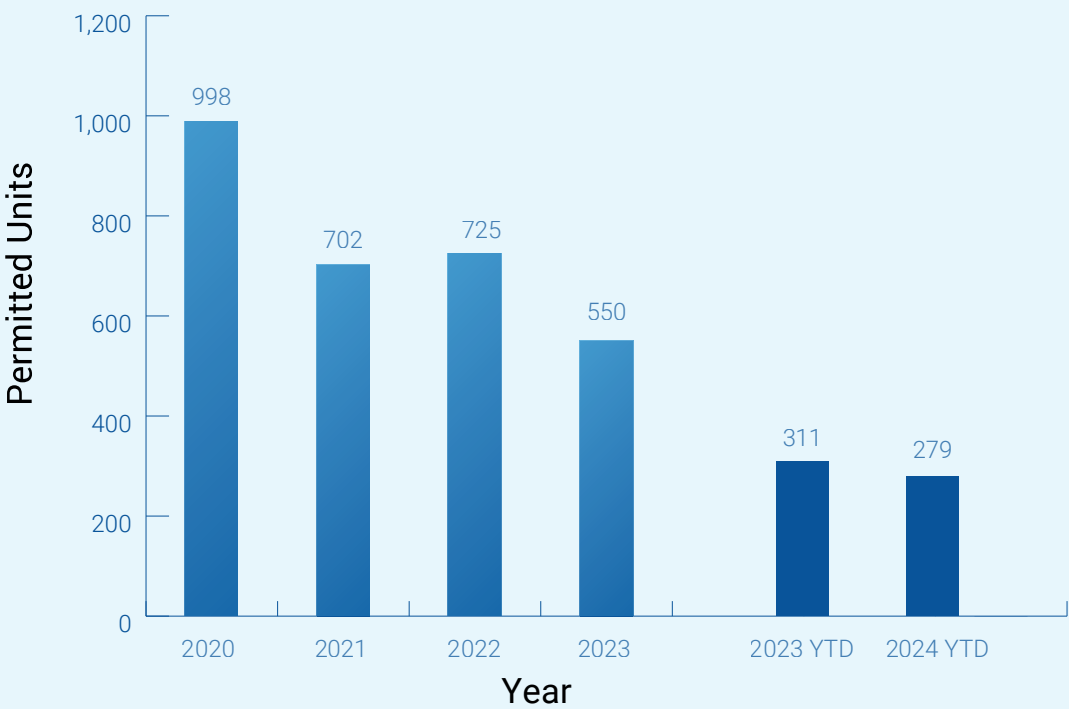
Hilgard

Currently represented by Council President Paul Krekorian, Council District 2 (CD2) covers all or parts of the San Fernando Valley neighborhoods of North Hollywood, Studio City, Sun Valley, Valley Glen, Valley Village, Van Nuys, and Toluca Lake.

Through the first three quarters of this year, the city has approved 279 residential units of housing in CD2. This represents a decrease of 10.3%, or 32 fewer units, compared to the same period last year. While not a positive rate of growth, the CD2 rate of decline was slower than the citywide level.

Hilgard

Total Permitted Residential Units
Council District 2



City Council District 3

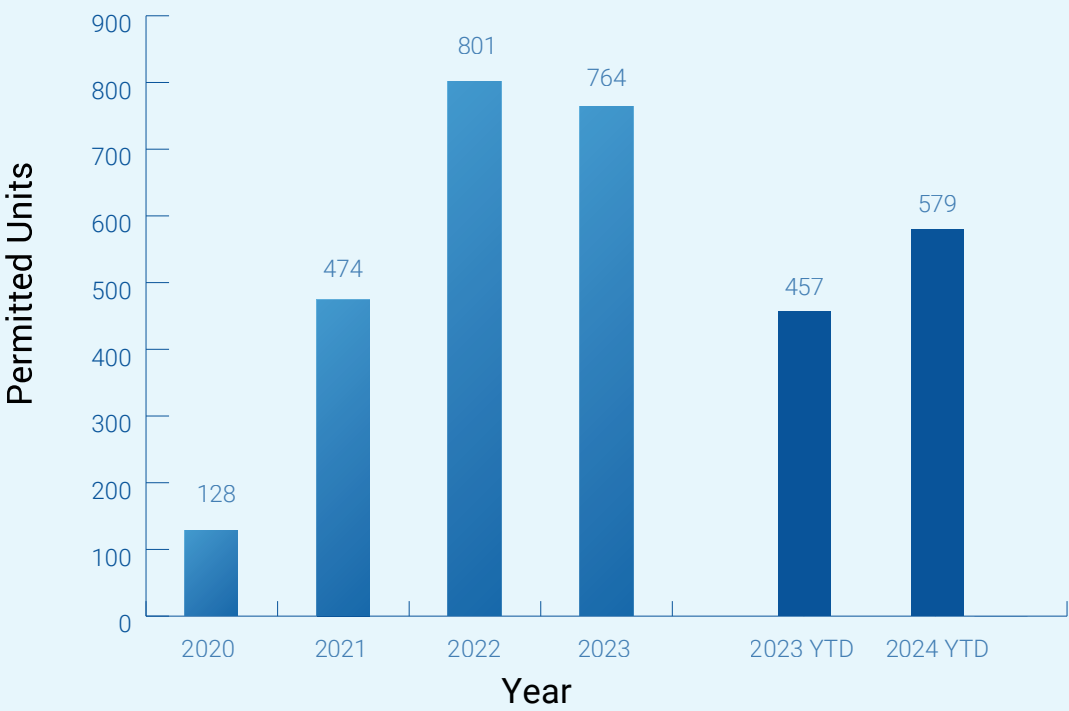
Hilgard

Currently represented by Councilmember Bob Blumenfield, Council District 3 (CD3) covers all or parts of the West San Fernando Valley neighborhoods of Canoga Park, Tarzana, Reseda, Winnetka, and Woodland Hills.

Through the first three quarters of this year, the city has approved 579 residential units of housing in CD3. This represents an increase of 26.7%, or 122 more units, compared to the same period last year. CD3 is one of the few districts that has increased permitting levels in 2024.

Hilgard

Total Permitted Residential Units
Council District 3



City Council District 4

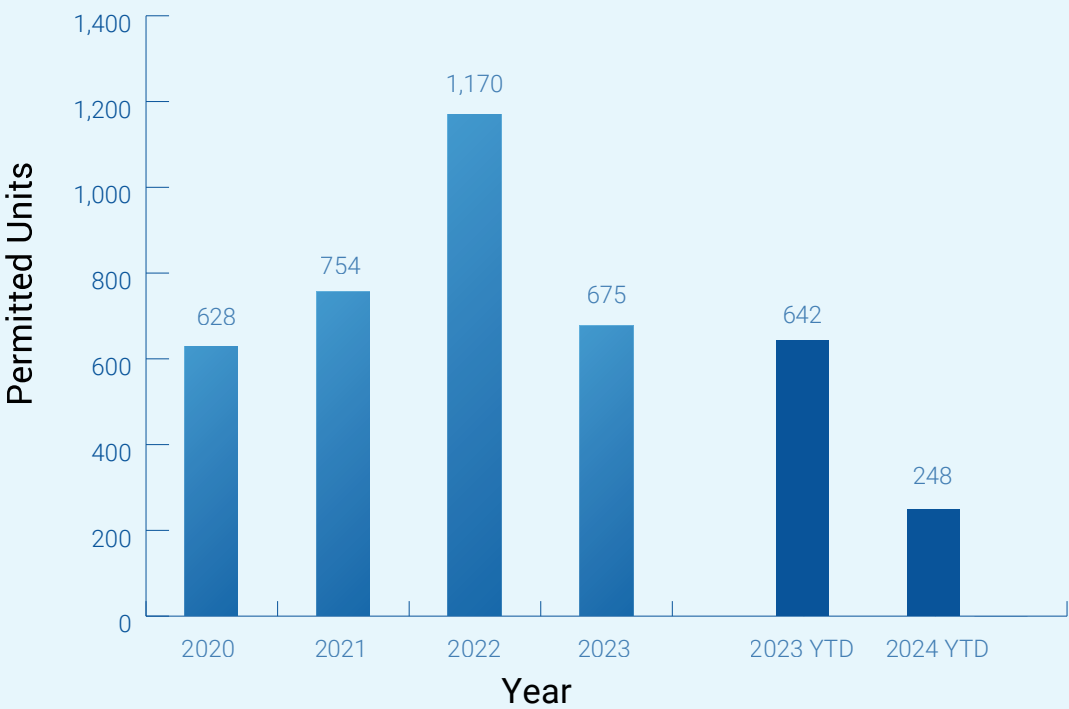
Hilgard

Currently represented by Councilmember Nithya Raman, Council District 4 (CD4) is geographically expansive and covers all or parts of the neighborhoods of Encino, Hollywood Hills, Los Feliz and Silver Lake, Reseda, Sherman Oaks, Studio City, and Cahuenga Pass.

Through the first three quarters of this year, the city has approved 248 residential units of housing in CD4. This represents a decrease of 61.4%, or 394 fewer units, relative to the same period last year. It is worth noting that the fall in permitting in CD4 was more severe than the citywide rate.

Hilgard

Total Permitted Residential Units
Council District 4



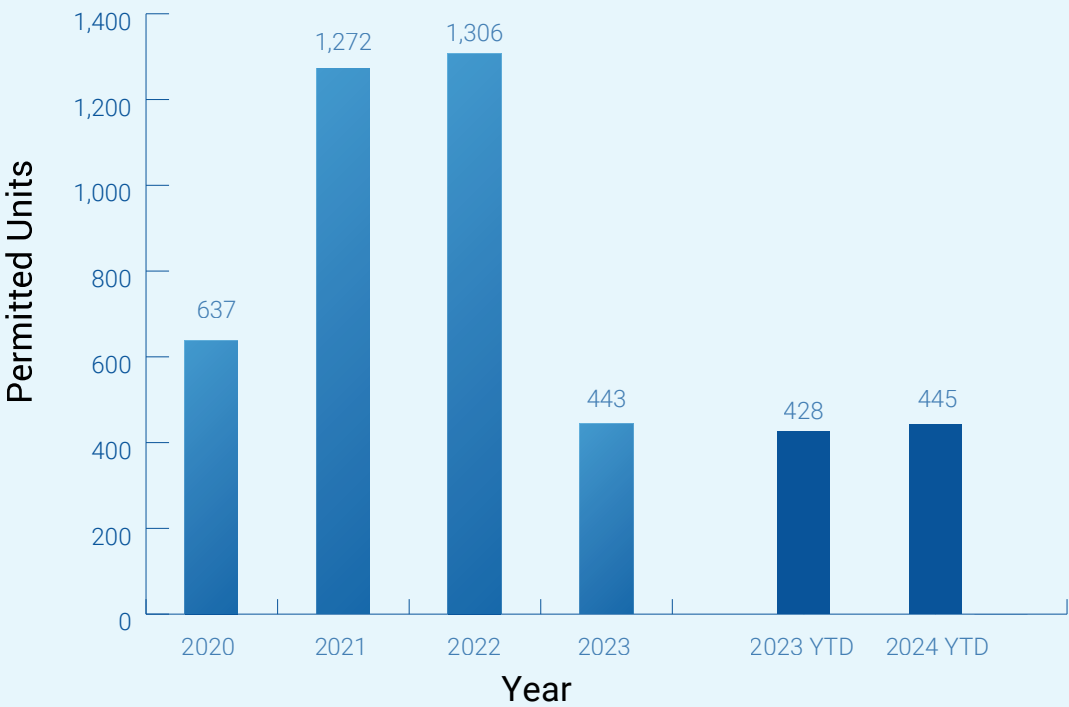
City Council District 5

Currently represented by Councilmember Katy Yaroslavsky, Council District 5 (CD5) covers the Westside neighborhoods of Bel Air-Beverly Crest, Greater Wilshire, Mid-City West, Palms, Pico, South Robertson, Westside, and Westwood.

Through the first three quarters of this year, the city has approved 445 residential units of housing in CD5. This represents a growth of 4%, or 17 more units, compared to the same period last year. It is worth noting that the increase in permitting in CD5 bucks the citywide trend of declining rates of permitting.

Hilgard

Total Permitted Residential Units
Council District 5

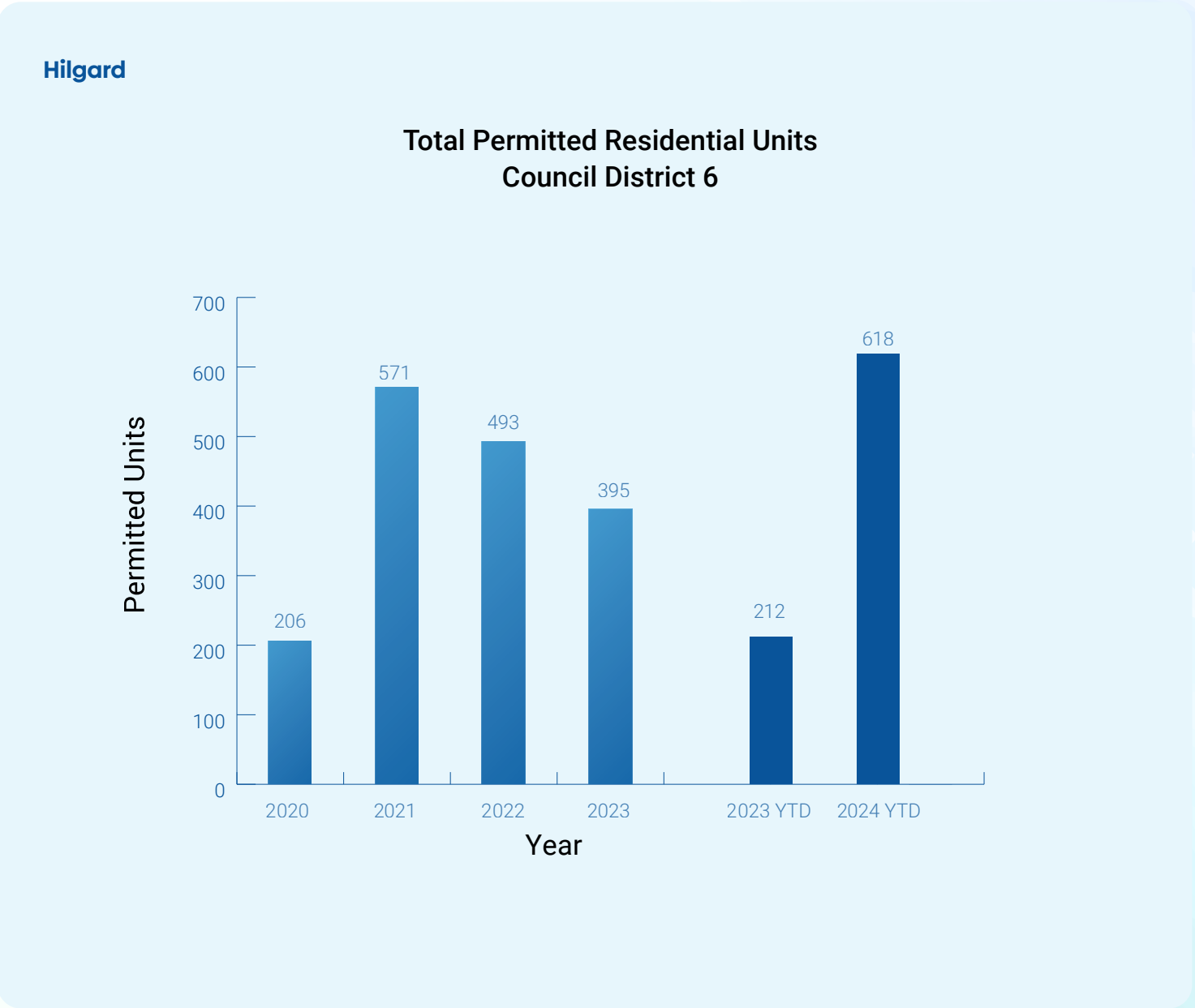


City Council District 6

Hilgard

Currently represented by Councilmember Imelda Padilla, Council District 6 (CD6) covers all or parts of the San Fernando Valley neighborhoods of Arleta, Van Nuys, Sun Valley, North Hollywood, Lake Balboa, North Hills, and Panorama City.

Through the first three quarters of this year, the city has approved 618 residential units of housing in CD6. This represents an increase of 191.5%, or 406 more units, compared to the same period of last year. It is worth noting that the increase in residential permitting in CD6 significantly bucks the citywide trend of declining permitting rates.



City Council District 7

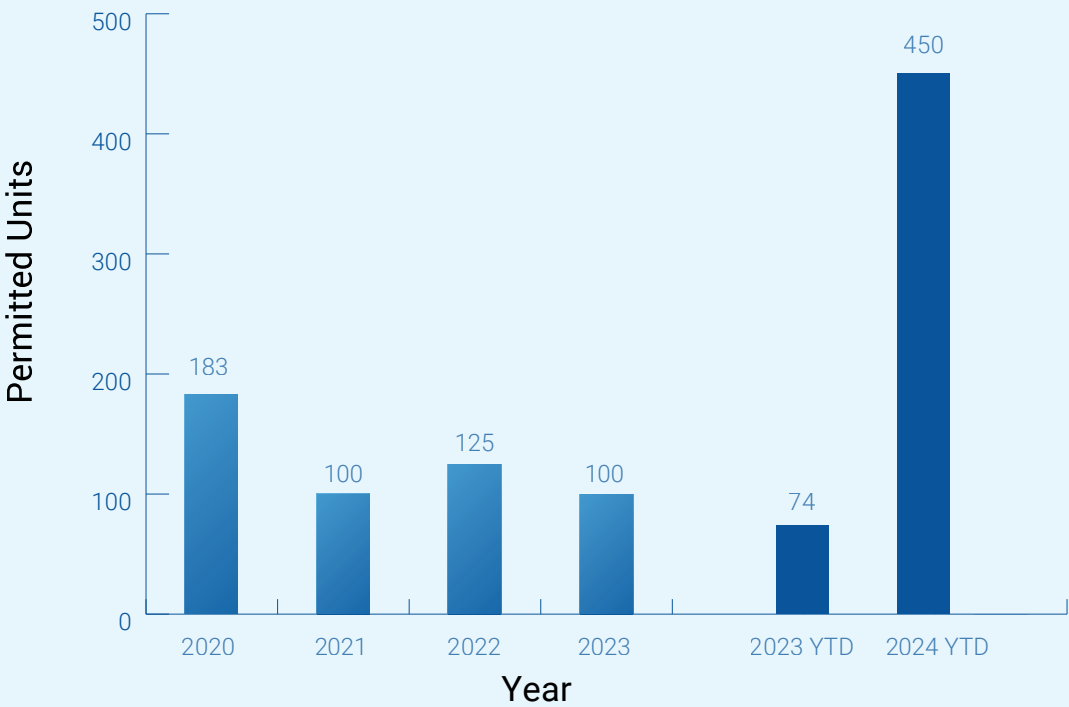
Hilgard

Currently represented by Councilmember Monica Rodriguez, Council District 7 (CD7) covers all or parts of the San Fernando Valley neighborhoods of North Hills, Sylmar, Mission Hills, Pacoima, Lake View Terrace, Sunland-Tujunga, Shadow Hills, and La Tuna Canyon.

Through the first three quarters of this year, the city has approved 450 residential units of housing in CD7. This represents an increase of 508.1%, or 376 more units, compared to the same period last year. It is worth noting that the uptick in permitting in CD7 heavily bucks the citywide trend of a decline in permitting levels.

Hilgard

Total Permitted Residential Units
Council District 7



City Council District 8

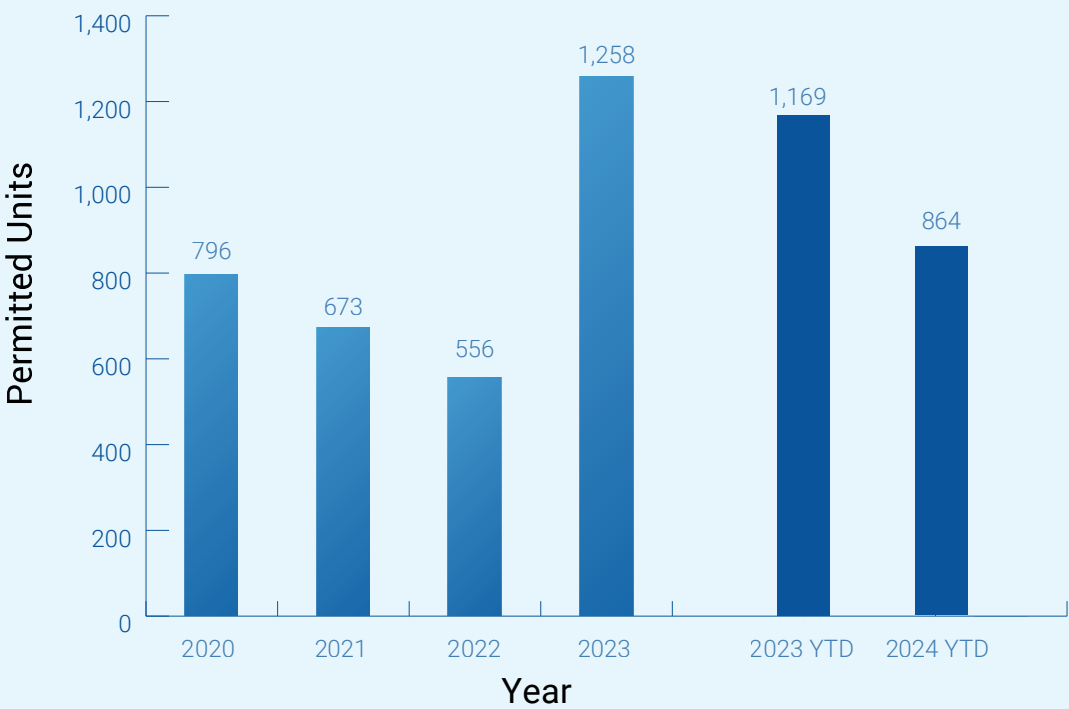
Hilgard

Currently represented by Councilmember Marqueece Harris-Dawson, Council District 8 (CD8) covers all of parts of the South Los Angeles, Baldwin Hills, Watts, Vermont Knolls, King Estates, Canterbury Knolls, Park Mesa Heights, Hyde Park, Chesterfield Square, Vermont Vista, Green Meadows, View Heights, and West Park Terrace neighborhoods in South LA.

Through the first three quarters of this year, the city has approved 864 residential units of housing in CD8. This represents a decline of 26.1%, or 305 fewer units, compared to the same period last year. The decline in permitting in CD8 closely mirrors the citywide rate of a decline in permitting.

Hilgard

Total Permitted Residential Units
Council District 8



Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

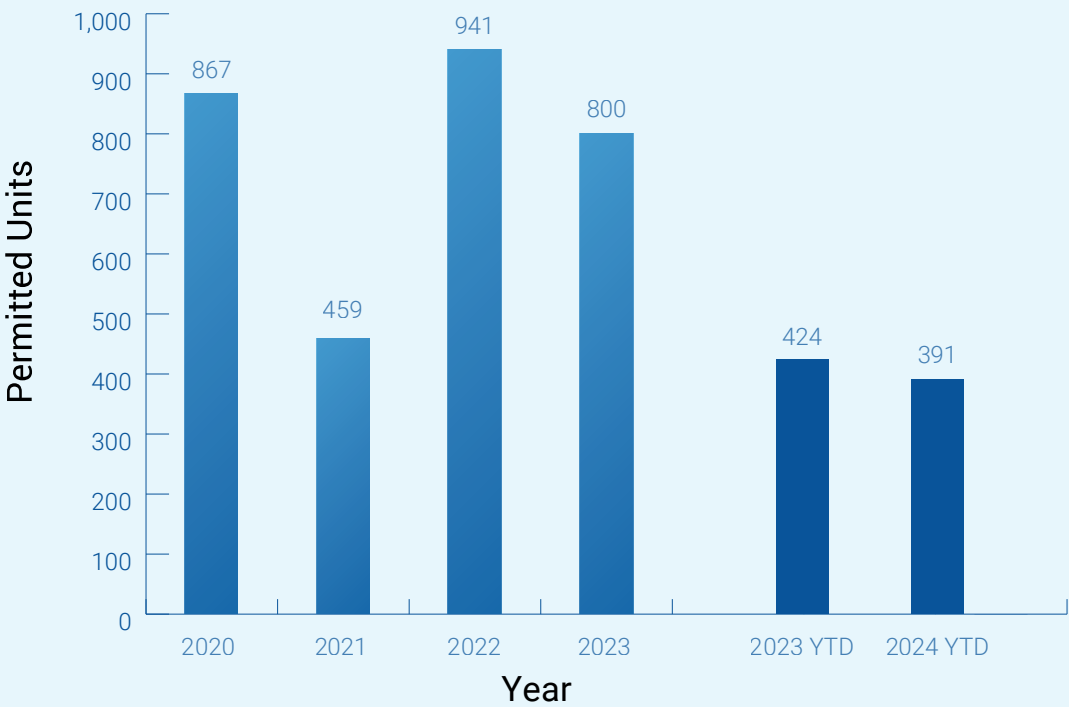
City Council District 9

Currently represented by Councilmember Curren Price, Council District 9 (CD9) covers all or parts of the South LA neighborhoods of Vermont Square, the Central-Alameda Corridor, Green Meadows, Downtown, Exposition Park, and the USC campus.

Through the first three quarters of this year, the city has approved 391 residential units of housing in CD9. This represents a decline of 7.8%, or 33 fewer units, compared to the same period last year. The decline in permitting rates in CD8 is less severe than the citywide decline in permitting rates.

Hilgard

Total Permitted Residential Units
Council District 9



City Council District 10

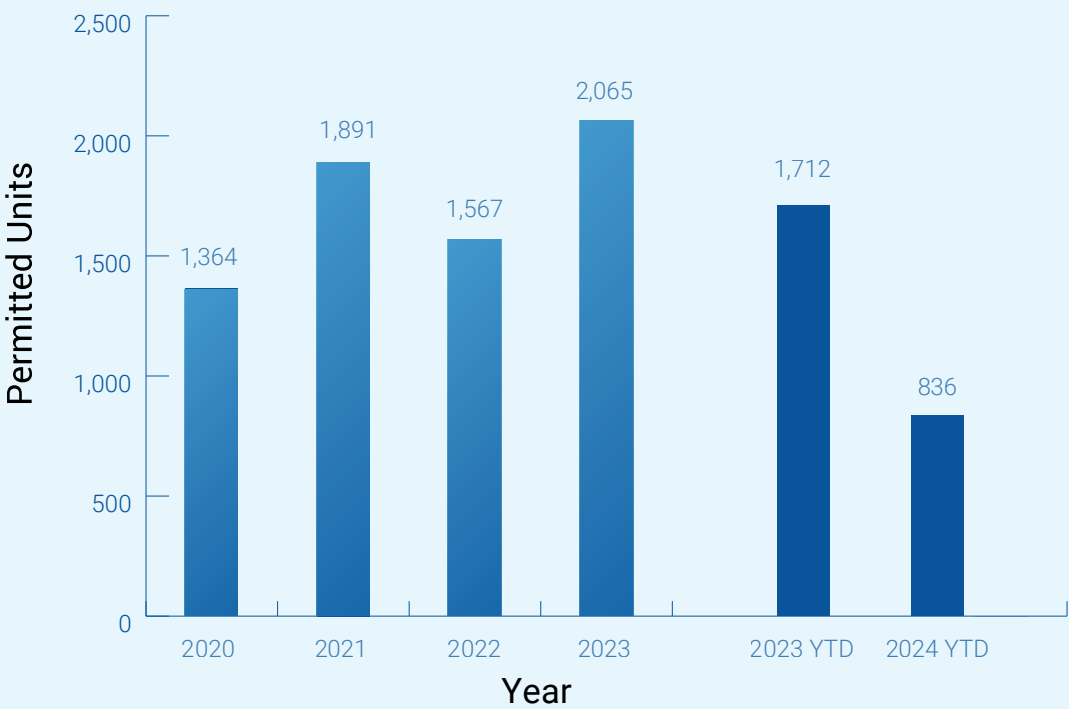
Hilgard

Currently represented by Councilmember Heather Hutt, Council District 10 (CD10) covers all or parts of the Arlington Heights, Koreatown, Mid-City, Olympic Park, Palms, South Robertson, West Adams, West Pico, and Wilshire Center neighborhoods.

Through the first three quarters of this year, the city has approved 836 residential units of housing in CD10. This represents a decline of 51.2%, or 876 fewer units, compared to the same period last year. It is worth noting that CD10's declining rates of permitting were more severe than the citywide rate of decline in permitting.

Hilgard

Total Permitted Residential Units
Council District 10



City Council District 11

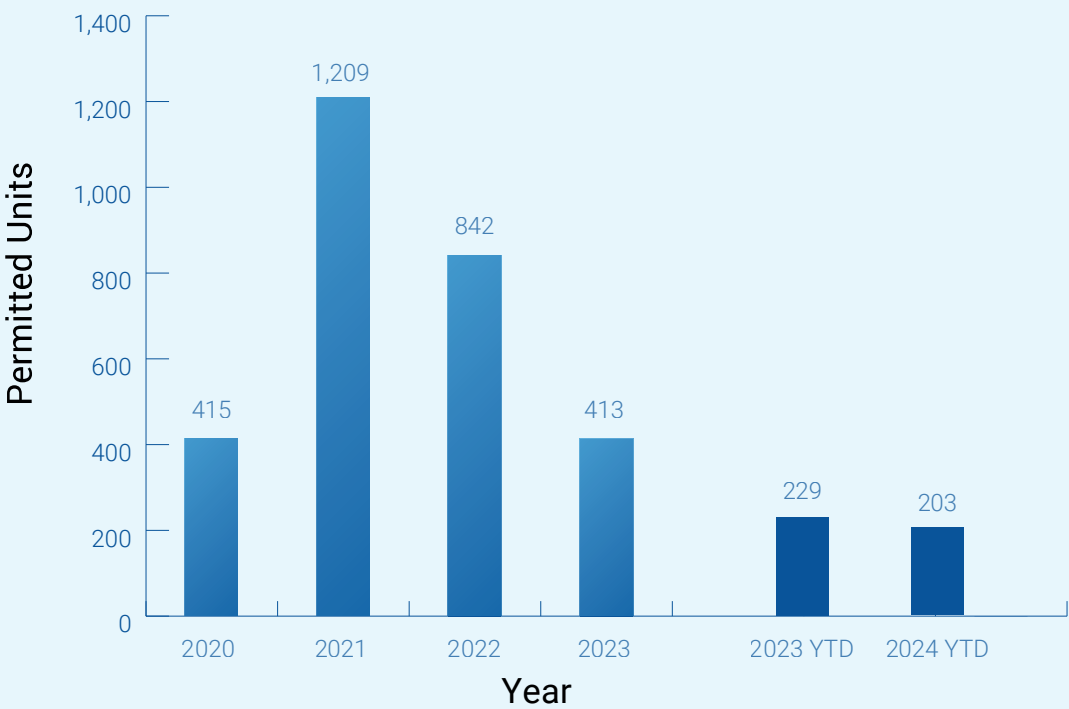
Hilgard

Currently represented by Councilmember Traci Park, Council District 11 (CD11) covers all or parts of the Westside neighborhoods of Venice, Mar Vista, Westchester, Playa del Rey, Brentwood, Del Rey, Playa Vista, Ladera, Sawtelle, and the Pacific Palisades.

Through the first three quarters of this year, the city has approved 203 residential units of housing in CD11. This represents a decline of 11.4%, or 26 fewer units, compared to the same time period of last year. While still a decline in the rate of permitting, the rate of decline experienced in CD11 was less severe than the citywide rate of decline.

Hilgard

Total Permitted Residential Units
Council District 11

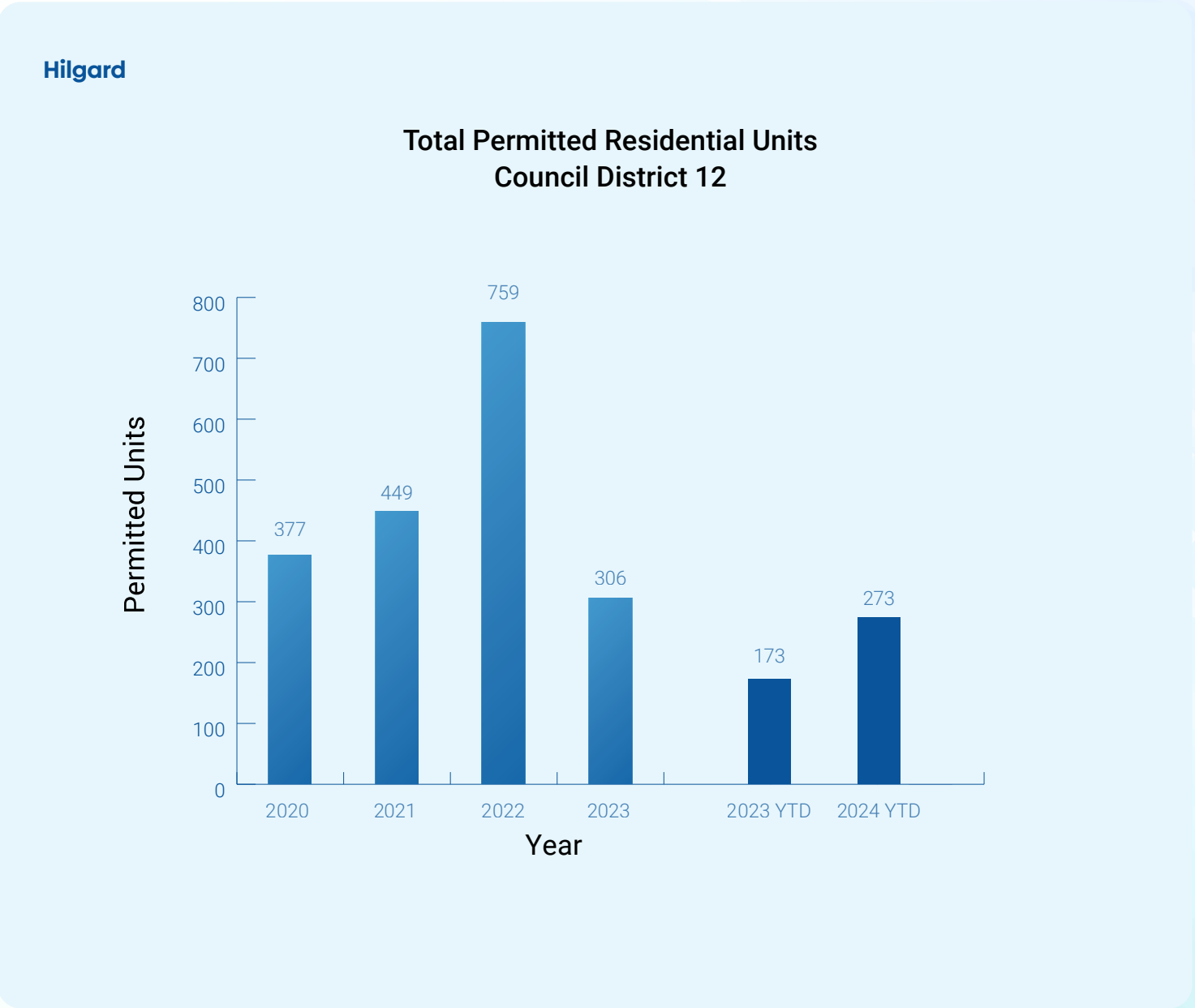


City Council District 12

Hilgard

Currently represented by John Lee, Council District 12 (CD12) includes all or parts of the San Fernando Valley neighborhoods of Northridge, Chatsworth, Granada Hills, West Hills, Porter Ranch, Sherwood Forest, and portions of North Hills and Reseda.

Through the first three quarters of this year, the city has approved 273 residential units of housing in CD12. This represents an increase of 57.8%, or 100 more units, compared to the same period last year. It is worth noting that CD12 is bucking the citywide trend of a declining rate of permitting.



City Council District 13

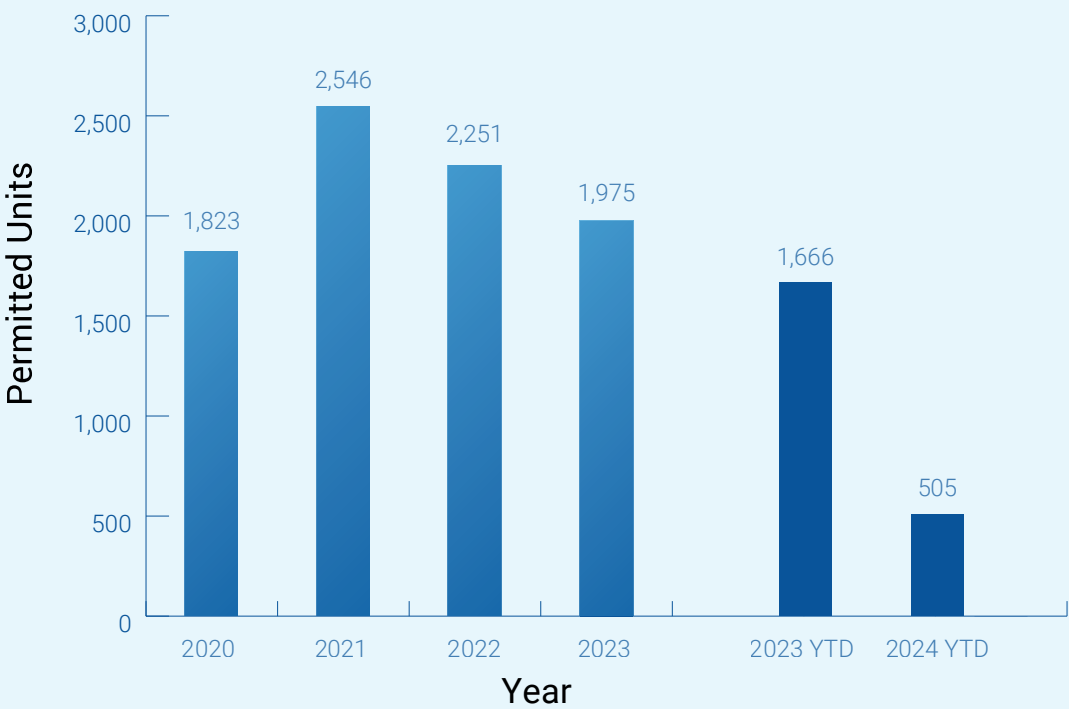
Hilgard

Currently represented by Councilmember Hugo Soto-Martinez, Council District 13 (CD13) covers all or parts of the neighborhoods of Atwater Village, East Hollywood, Echo Park, Elysian Valley, Glassell Park, Historic Filipinotown, Hollywood, Larchmont Village, Little Armenia, Melrose Hill, Rampart Village, Ridgewood-Wilton, Silver Lake, Spaulding Square, St. Andrews Square, Sunset Square, Thai Town, Verdugo Village, Virgil Village, Western-Wilton, Westlake, Wilshire Center, and Windsor Square.

Through the first three quarters of this year, the city has approved 505 residential units of housing in CD13. This represents a decline of 69.7%, or 1,161 fewer units, compared to the same period last year. It is worth noting that CD 13's fall in permitting is far more severe than the citywide rate of decline.

Hilgard

Total Permitted Residential Units
Council District 13



City Council District 14

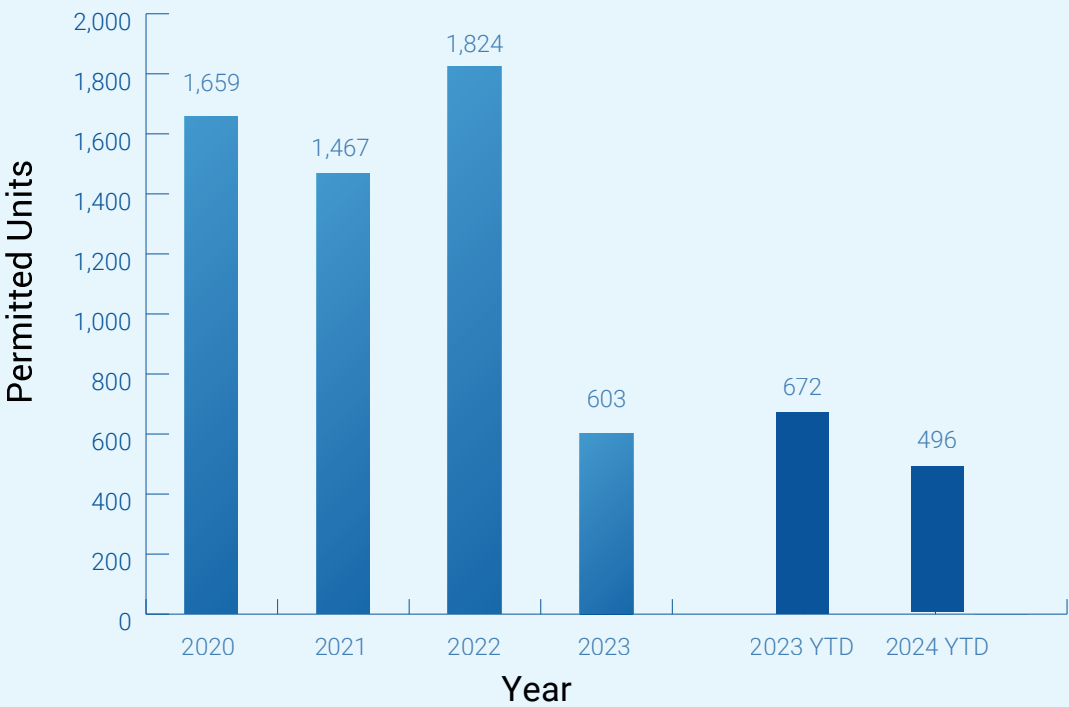
Hilgard

Currently represented by Councilmember Kevin de Leon, Council District 14 (CD14) covers all or parts of the Boyle Heights, Lincoln Heights, Downtown, El Sereno, and Northeast LA neighborhoods.

Through the first three quarters of this year, the city has approved 496 residential units of housing in CD14. This represents a decline of 26.2%, or 176 fewer units, compared to the same time period of last year. The decline in permitting in CD14 closely mirrors the citywide rate of a decline in permitting.

Hilgard

Total Permitted Residential Units
Council District 14



City Council District 15

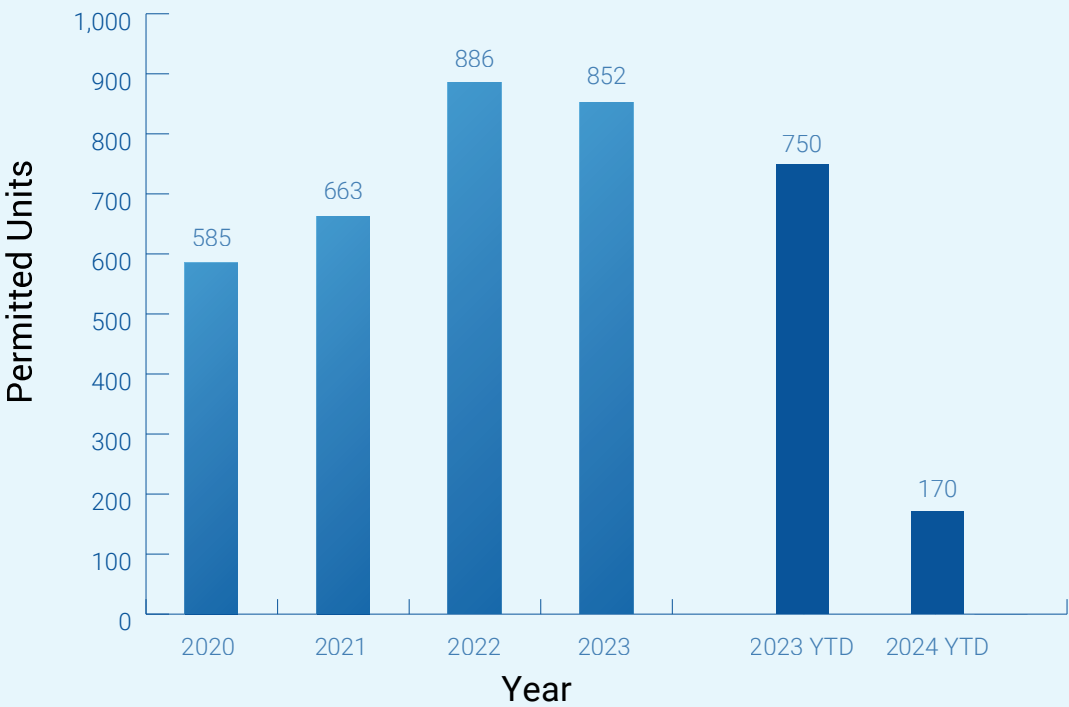
Hilgard

Currently represented by Councilmember Tim McOsker, Council District 15 (CD15) covers all or parts of the Watts, San Pedro, Harbor Gateway, Harbor City, and Wilmington neighborhoods.

Through the first three quarters of this year, the city has approved 170 residential units of housing in CD15. This represents a decline of 77.3%, or 580 fewer units, compared to the same time period of last year. It is worth noting that the fall in permitting in CD15 is far more severe than the citywide rate of decline.

Hilgard

Total Permitted Residential Units
Council District 15



Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

About Hilgard Analytics

Hilgard

Hilgard Analytics is a socially conscious real estate and economic development research firm that specializes in the use of data to guide individuals and organizations through their present challenges and navigate towards a strategically charted future.

In the heart of our organization resides a team of experts skilled in urban planning, economic research, and community engagement. Our proficiencies span across a multitude of sectors encompassing government bodies, private developers, non-profit entities, and community groups.

About the Author

Hilgard

Joshua Baum - Principal at Hilgard Analytics

Joshua Baum is an urban planner, economic researcher, and community engagement professional. They currently are Principal at Hilgard Analytics and serve as an Economic Development Specialist at the City of Fort Worth's Economic Development Department.

Prior to their current roles, Baum completed extensive economic and planning research at the Western States Regional Council of Carpenters, Beacon Economics, the Southern California Association of Governments (SCAG), the City of Los Angeles, and the Lewis Center for Regional Policy Studies.

Joshua Baum is a proud Double Bruin and holds degrees in Political Science (BA) and Urban and Regional Planning (MURP) from UCLA.

1. <https://la.urbanize.city/post/analysis-la-housing-permits-down-53-2023>
2. <https://www.latimes.com/california/story/2023-08-17/mortgage-rates-surge-past-7-hit-highest-level-since-2002>
3. <https://www.latimes.com/california/newsletter/2023-09-01/hot-labor-summer-by-the-numbers-essential-california>
4. <https://labusinessjournal.com/special-reports/measure-ula/>
5. <https://www.wsj.com/economy/central-banking/federal-reserve-meeting-interest-rates-inflation-6dcb05e8>
6. <https://fred.stlouisfed.org/series/SMS06310840000000026>
7. <https://laist.com/news/politics/la-loses-much-more-affordable-housing-than-it-gains>
8. <https://www.latimes.com/opinion/story/2021-09-10/racial-covenants-los-angeles-pioneered>
9. <https://www.ladbs.org/>
10. <https://laist.com/news/politics/los-angeles-city-council-guide-elections-councilmember-2023>
11. <https://www.hilgard-analytics.com/>

20
24

Hilgard