

REPORT

Hilgard 

Residential Permitting in the City of Los Angeles Q1 2024 Update



The economic environment for housing development in Los Angeles has improved after a tough year in 2023. For much of last year, the Federal Reserve was aggressively raising interest rates to curb inflation, labor disputes were abound, and the implementation of Measure ULA made the environment less desirable for development throughout most of the city.^{[1][2][3][4]} This was evident from the fall in citywide residential permitting from 15,608 permitted units in 2022 to 12,390 in 2023.

Things have started to change in the new year as interest rates have leveled off, employment numbers continue to climb, and developers continue to adjust to Measure ULA.^{[5][6][7]} Therefore, permits are being approved at a faster pace through the first quarter of this year compared to the first quarter of last year citywide. The exceptions are in Council Districts 2, 4, 6, 10, 11, 13, and 15, which might be due to politics more than economics.

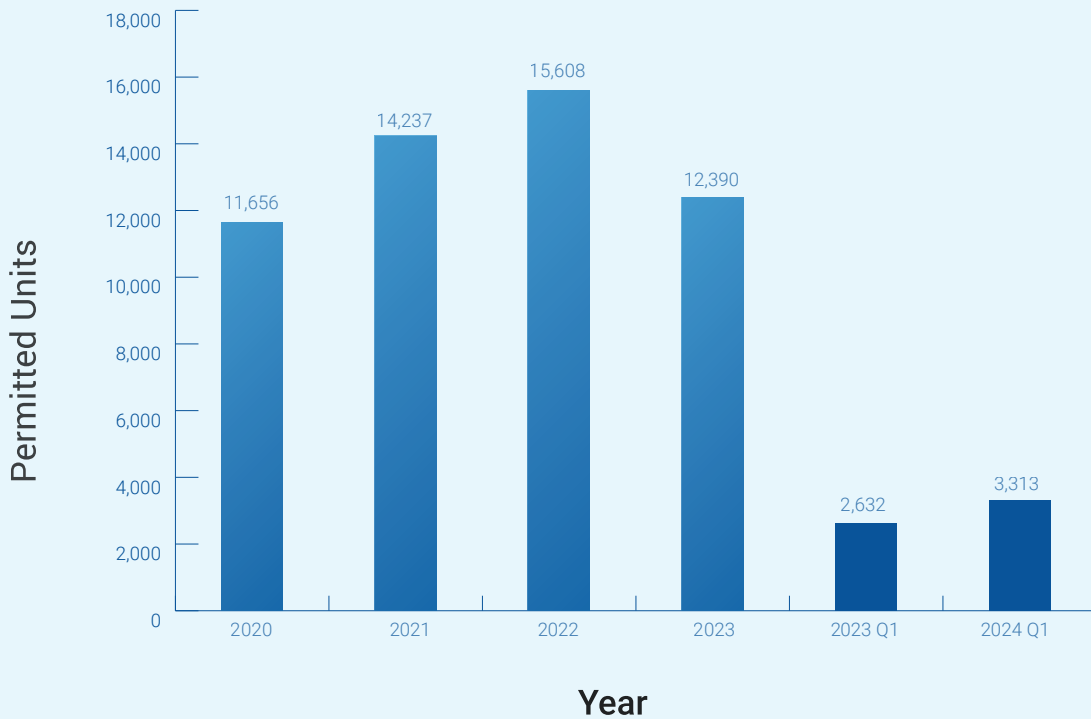
The comeback was to be expected as LA's housing market remains notoriously supply constrained due to many decades of underbuilding. Unfortunately, the shortage of deed-restricted affordable housing, redlining, and other racist and exclusionary policies will keep LA's housing and homelessness challenges acute even with an improved pace of residential permitting.^{[8][9]}

Using data from the Los Angeles Department of Building and Safety (LADBS), the remainder of the report will analyze the total residential permitted units citywide and by LA City Council District through the first quarter of this year and compare them to the same period of time last year.^[10] 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 neighborhood level or construction type analysis.

Citywide

Throughout the City of Los Angeles, 3,313 residential units were permitted through the first quarter (January to March) of this year. This represents a climb of 25.9% or 681 units in absolute terms through the same time period last year.

**Total Permitted Residential Units
City of Los Angeles**



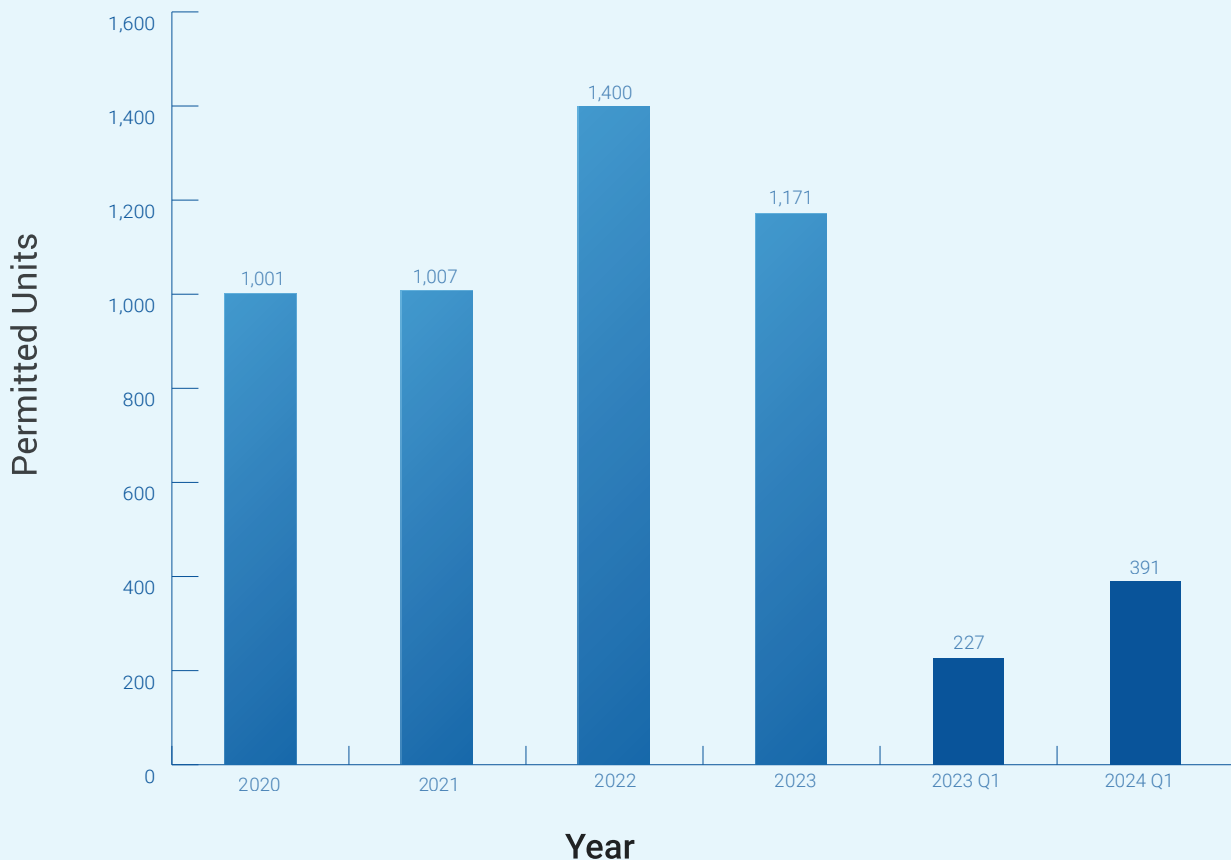
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 1

Currently represented by Councilmember Euinisses Hernandez, Council District 1 (CD1) covers all or 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.^[11]

Through the first quarter of this year, the city has approved 391 residential units of housing in CD1. This represents an increase of 72.2% or 164 units in absolute terms compared to the same time period of last year. It is noteworthy that this is nearly three times faster than the citywide increase.

**Total Permitted Residential Units
Council District 1**



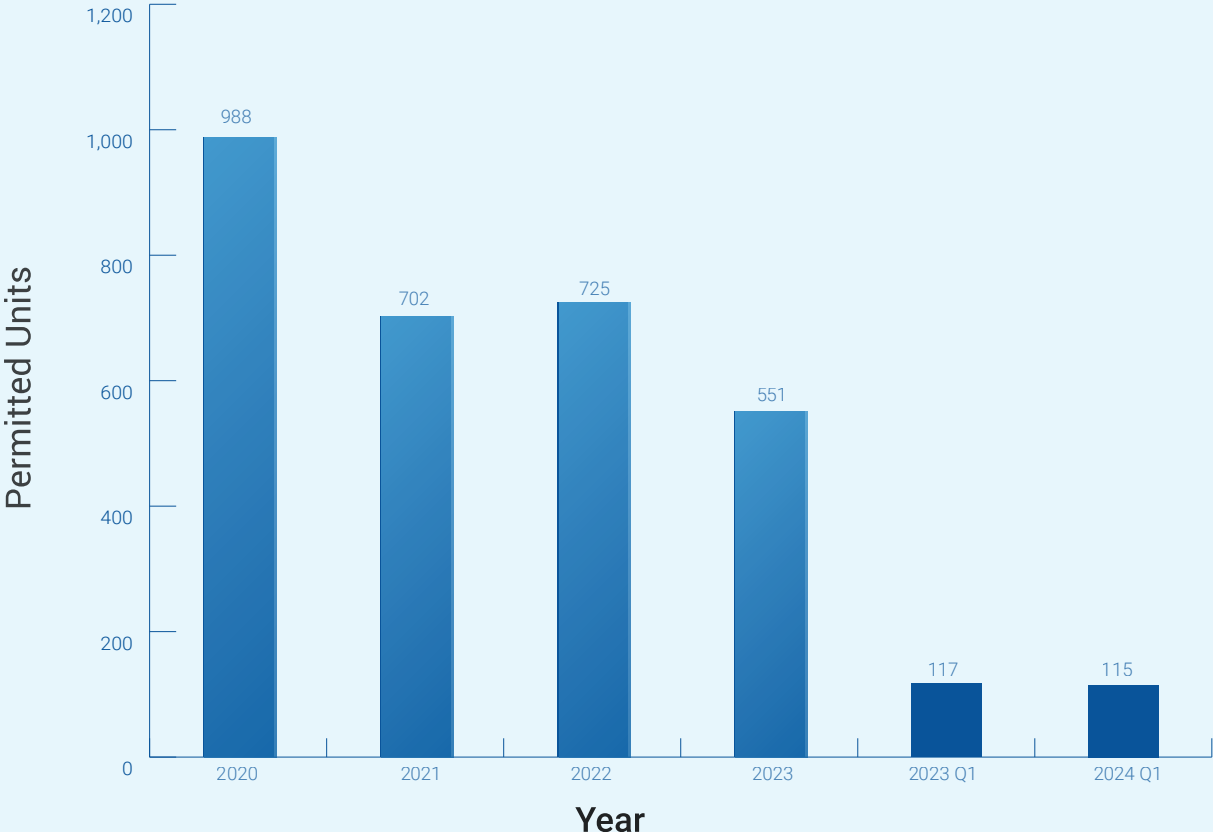
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 2

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 quarter of this year, the city has approved 115 residential units of housing in CD2. This represents a decrease of 1.7% or 2 less units compared to the same time period of last year. It is noteworthy that CD2 is one of 7 council districts that buck the citywide trend of an increase in permitting numbers.

**Total Permitted Residential Units
Council District 2**



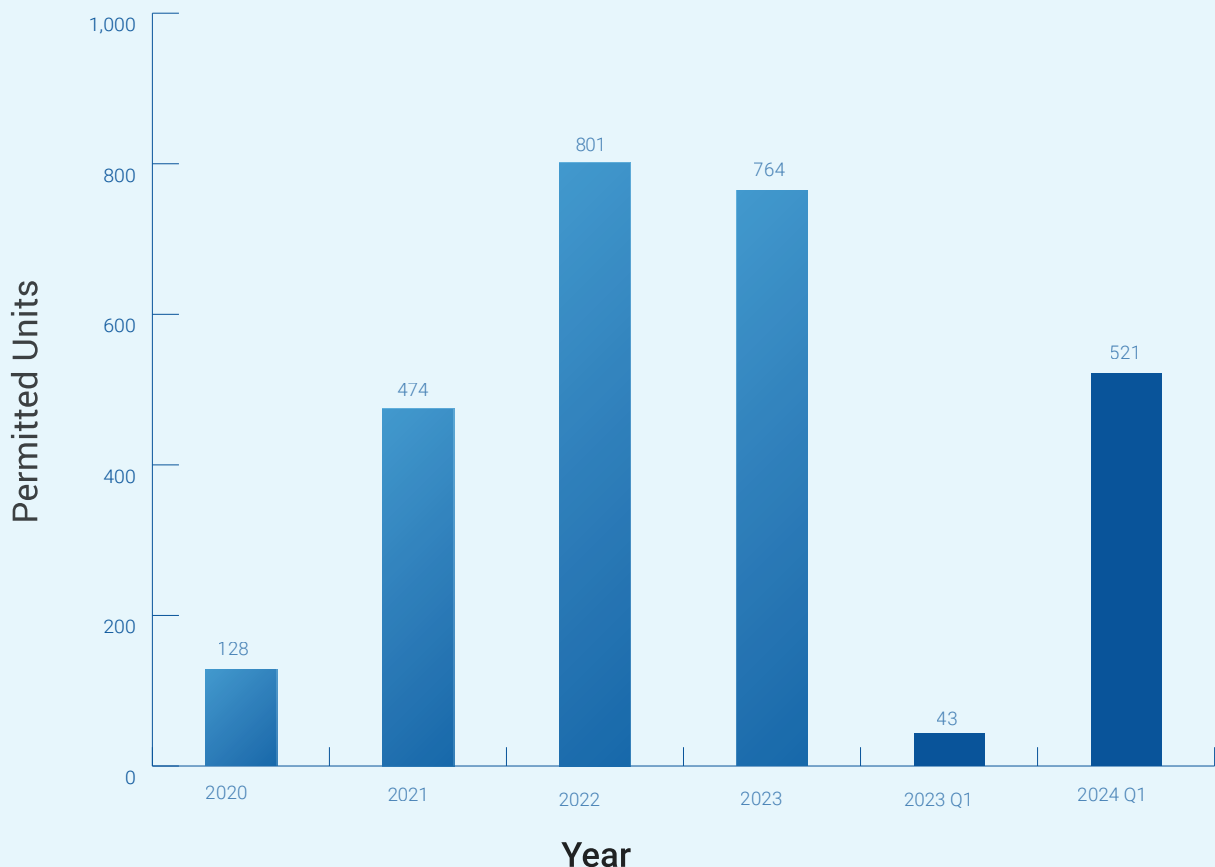
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 3

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 quarter of this year, the city has approved 521 residential units of housing in CD3. This represents an increase of 1111.6% or 478 units compared to the same time period last year. The rate of increase in permitting is significantly higher than the citywide trend.

**Total Permitted Residential Units
Council District 3**

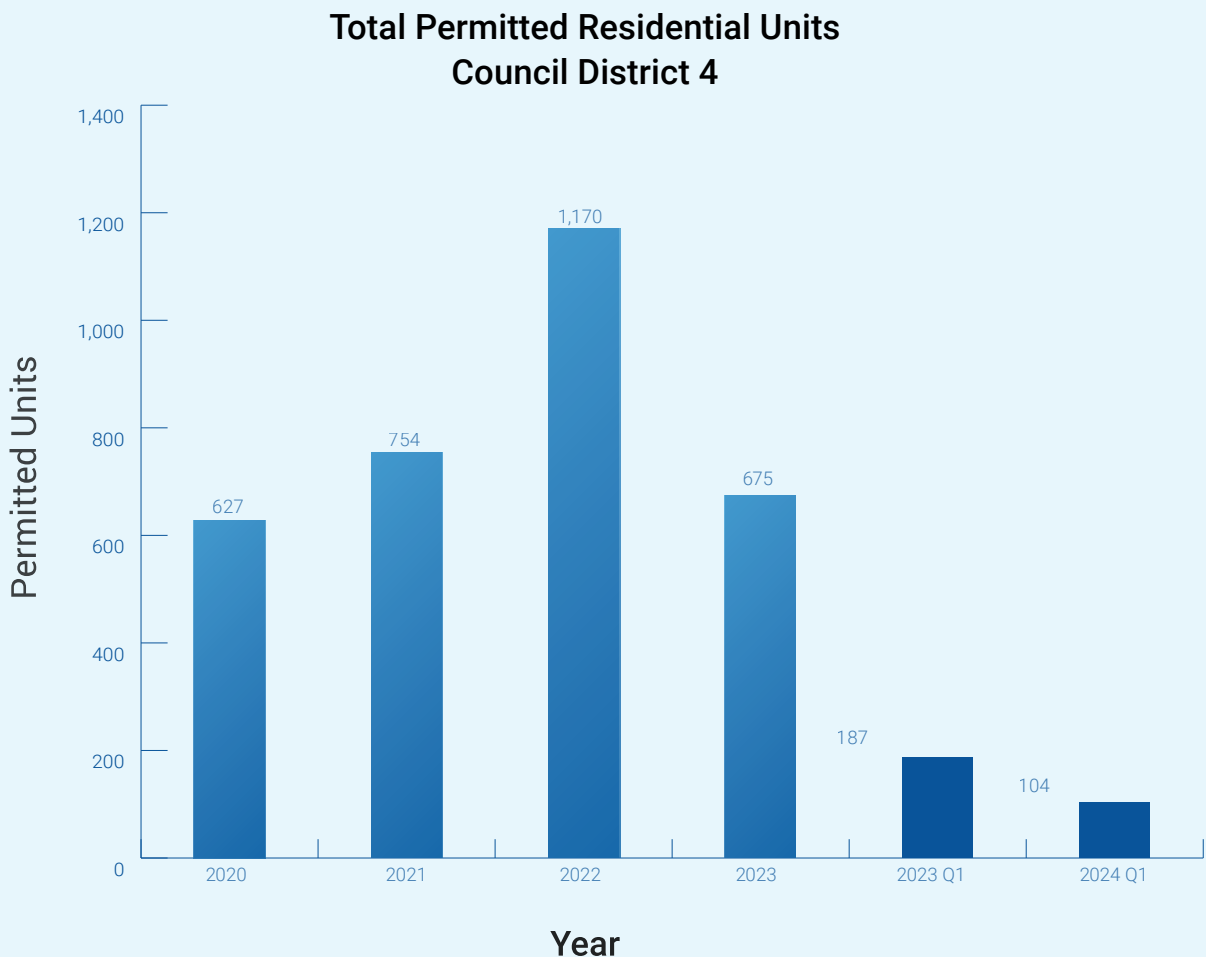


Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 4

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, Silver Lake, Reseda, Sherman Oaks, Studio City, and Cahuenga Pass.

Through the first three quarters of this year, the city has approved 104 residential units of housing in CD4. This represents a decrease of 44.4% or 83 units through the same time period of last year. It is worth noting that the fall in permitting in CD4 bucks the citywide trend of increased levels of permitting.



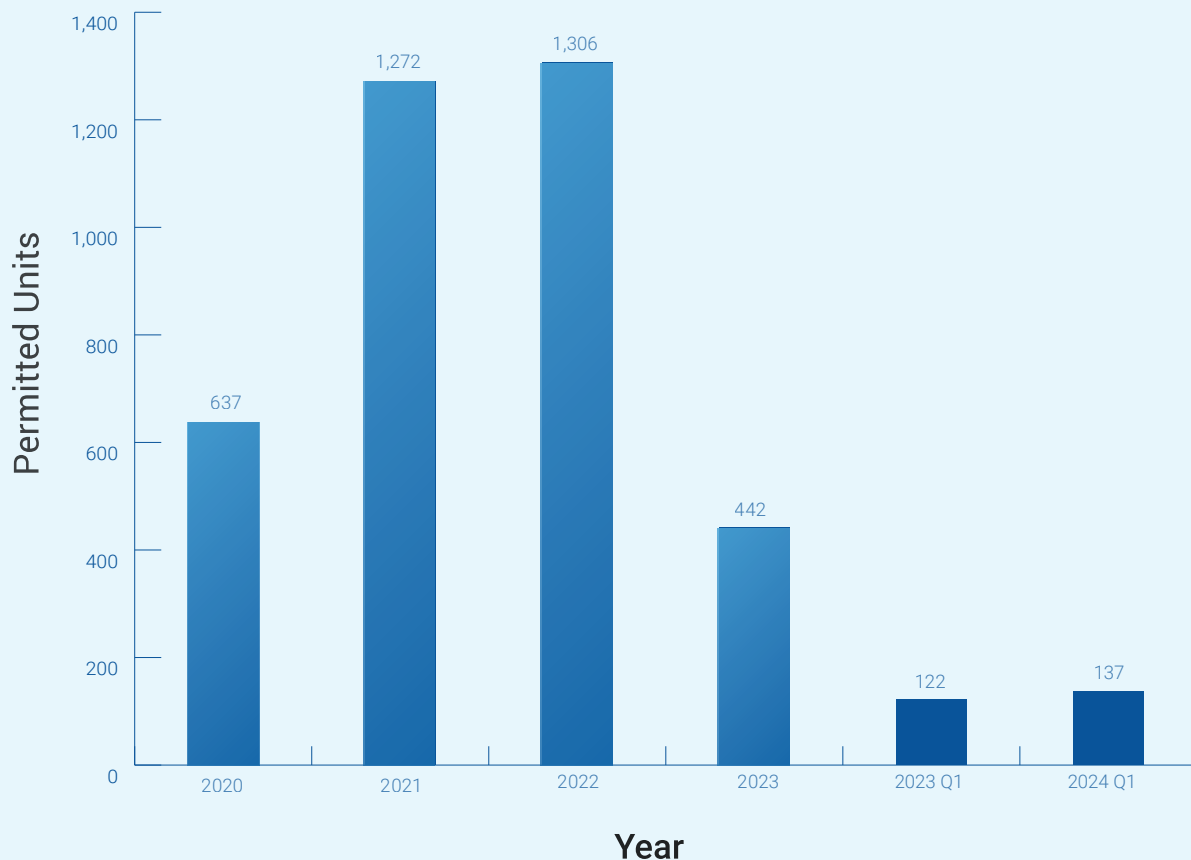
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

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 137 residential units of housing in CD5. This represents an increase of 12.3% or 15 units compared to the same time period of last year. It is worth noting that the increase in permitting in CD5 has been less than the citywide level.

**Total Permitted Residential Units
Council District 5**

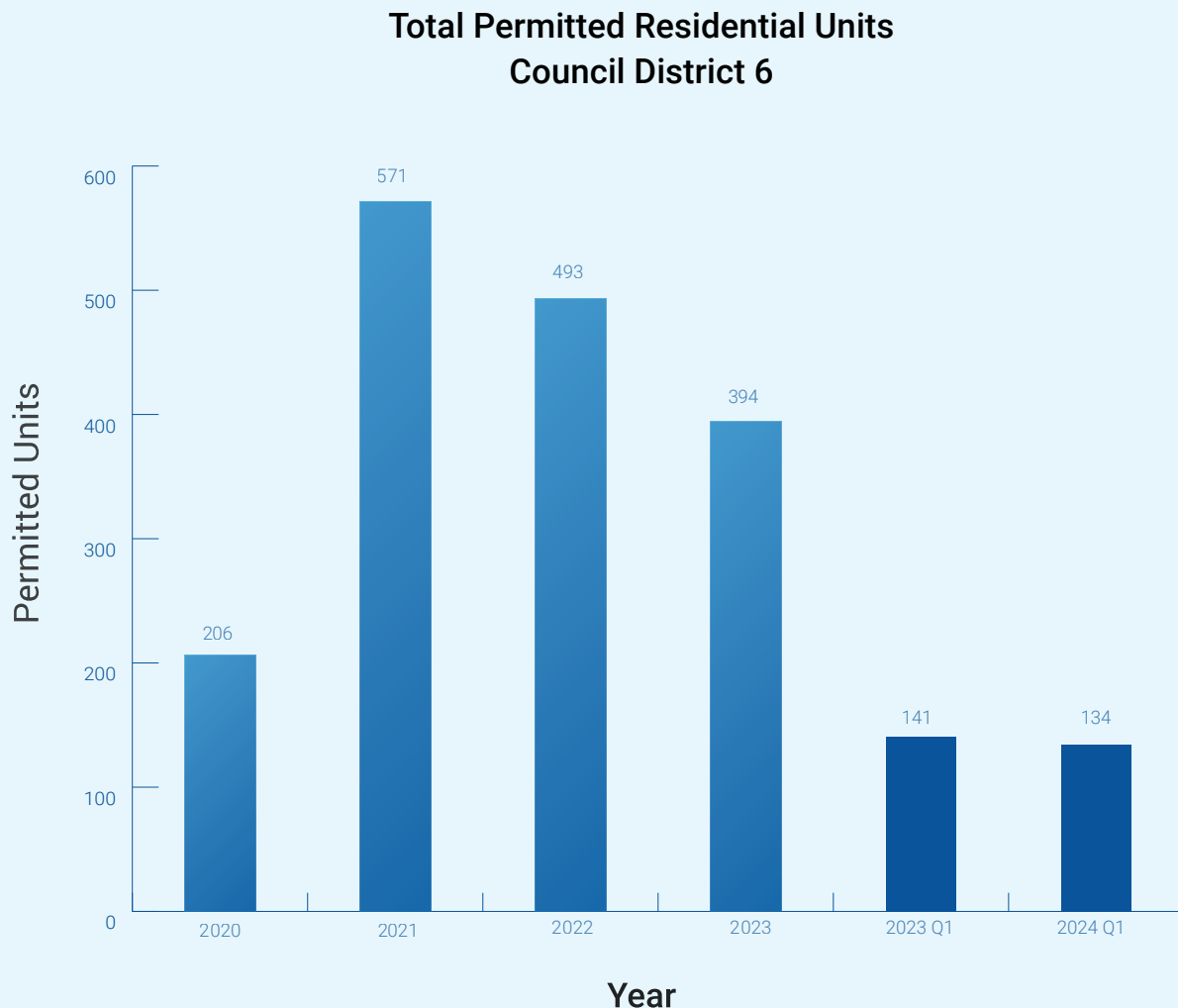


Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 6

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 quarter of this year, the city has approved 134 residential units of housing in CD6. This represents a fall of 5% or 7 units compared to the same time period of last year. It is worth noting that the decline in residential permitting in CD6 bucks the citywide trend of increased permitting levels.



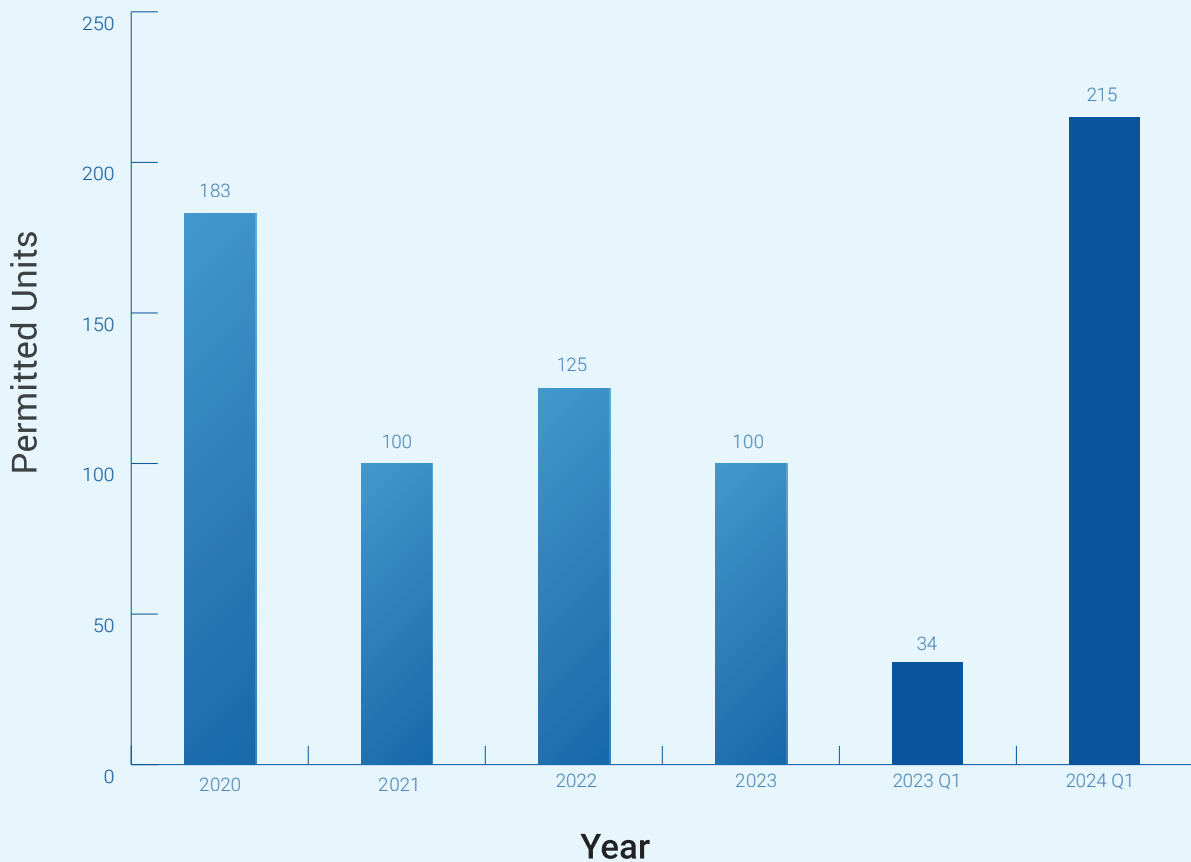
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 7

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 quarter of this year, the city has approved 215 residential units of housing in CD7. This represents an increase of 532.4% or 181 units compared to the same time period last year. It is worth noting that the uptick in permitting in CD7 has been greater than the citywide climb.

**Total Permitted Residential Units
Council District 7**



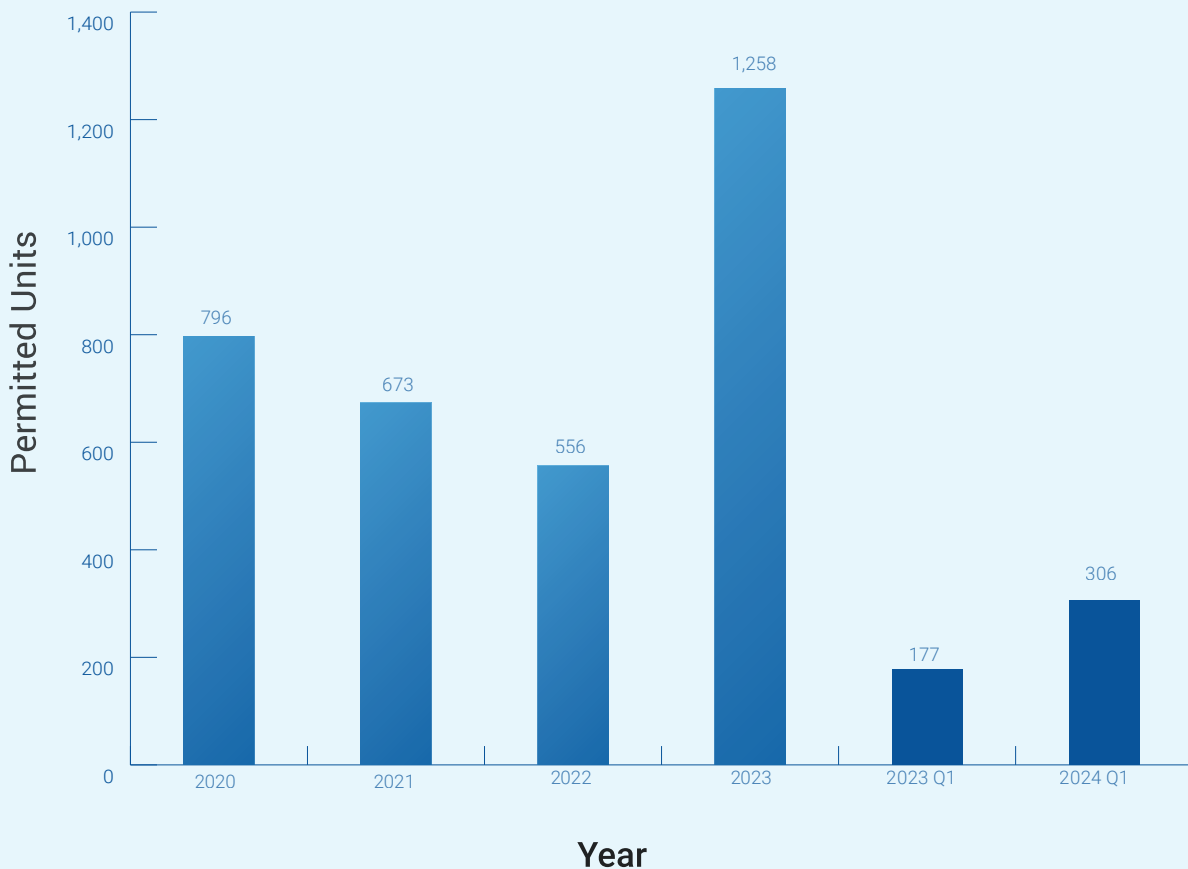
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 8

Currently represented by Councilmember Marqueece Harris-Dawson, Council District 8 (CD8) covers all or 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 quarter of this year, the city has approved 306 residential units of housing in CD8. This represents an increase of 72.9% or 129 units compared to the same time period last year. Noteworthy, CD8's uptick in permitting is nearly three times greater than the citywide increase.

**Total Permitted Residential Units
Council District 8**



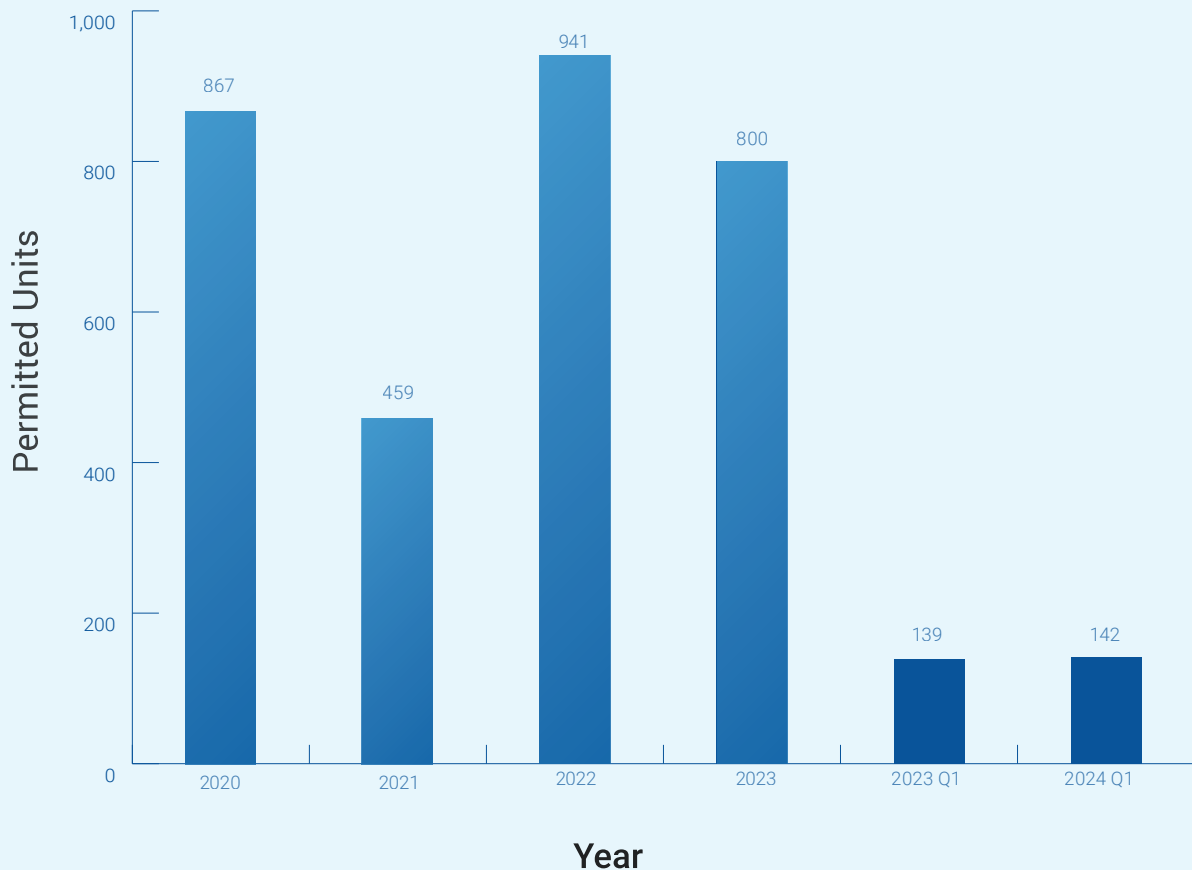
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

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 quarter of this year, the city has approved 142 residential units of housing in CD9. This represents an increase of 2.2% or 3 units through the same time period of last year. It is worth noting that residential permitting increased at a smaller rate in CD9 than the citywide increase of 25.9%.

**Total Permitted Residential Units
Council District 9**



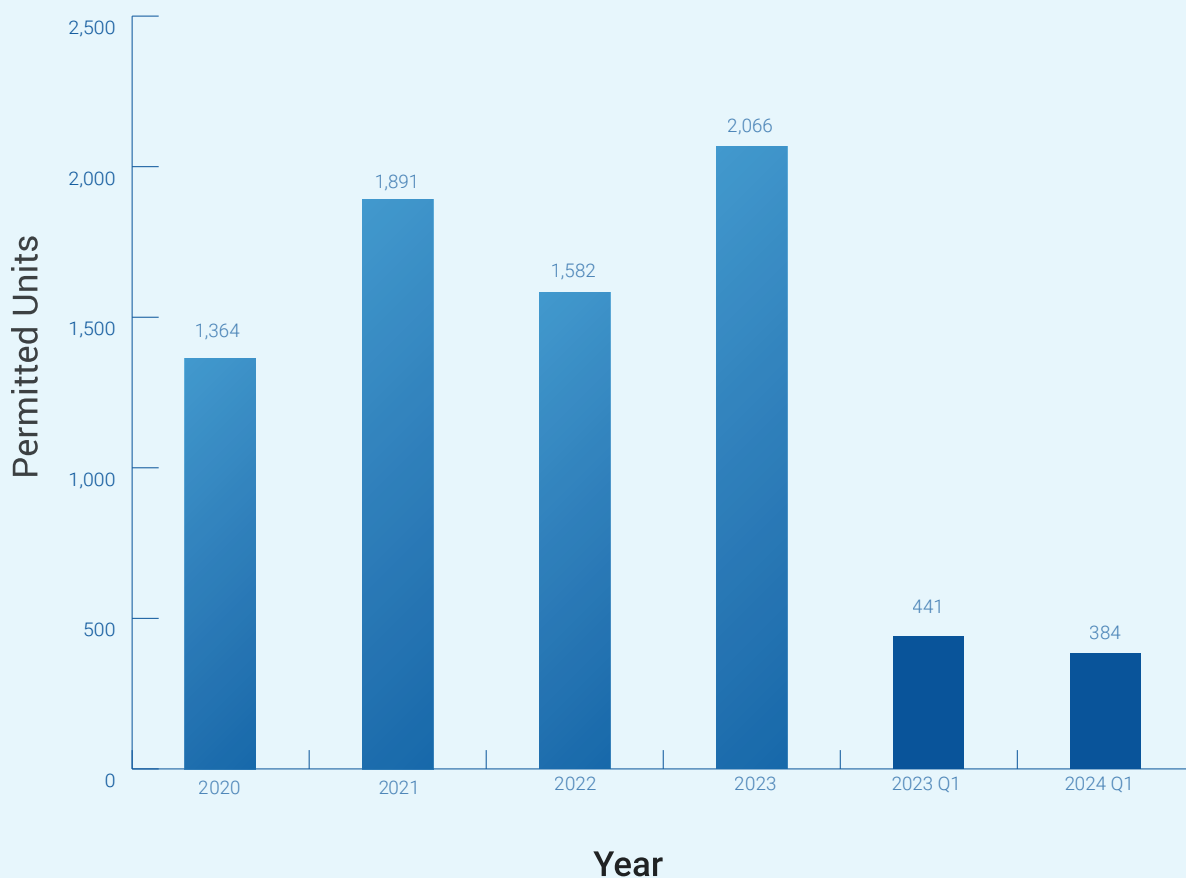
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 10

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 quarter of this year, the city has approved 384 residential units of housing in CD10. This represents a decline of 12.9% or 57 units compared to the same time period of last year. It is worth noting that CD10 is bucking the citywide trend of increased permitting levels.

**Total Permitted Residential Units
Council District 10**



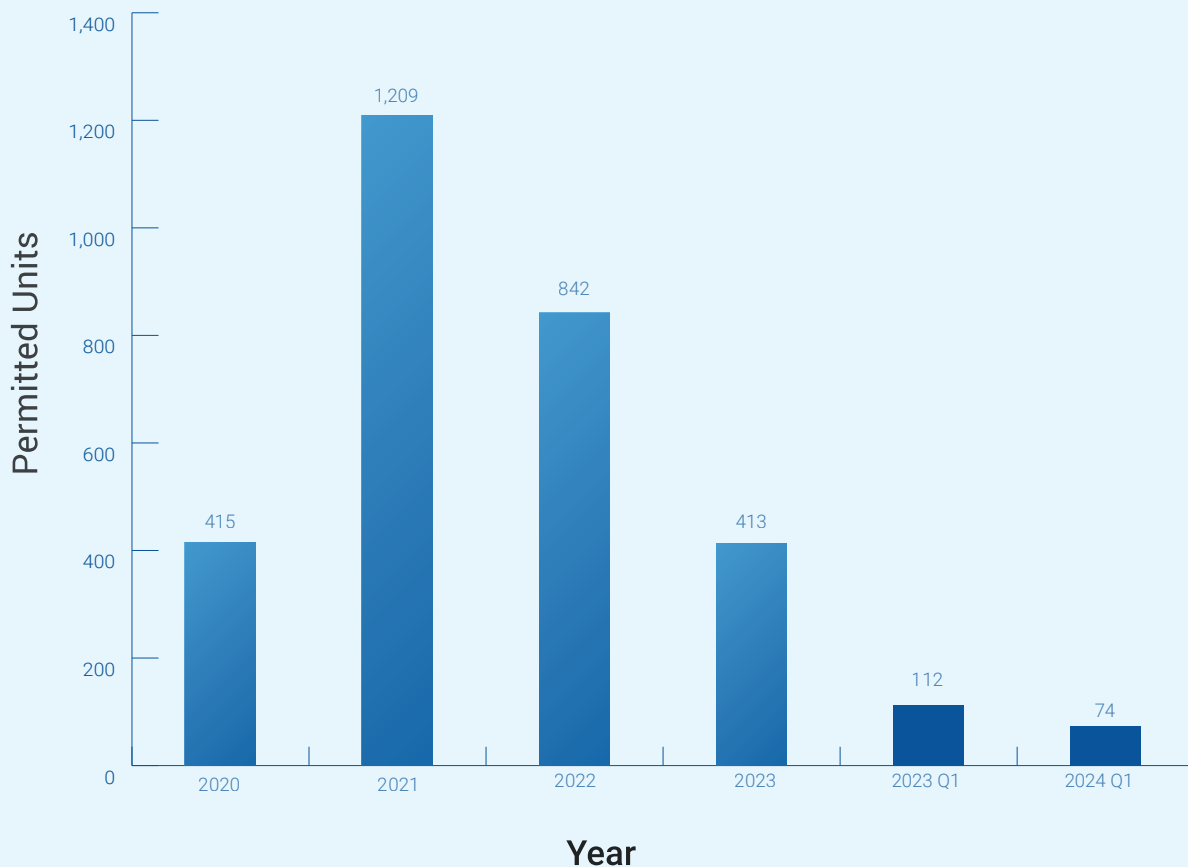
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 11

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 quarter of this year, the city has approved 74 residential units of housing in CD11. This represents a decline of 33.9% or 38 units compared to the same time period of last year. Noteworthy, CD11 bucks the citywide trend of increased permitting levels citywide.

**Total Permitted Residential Units
Council District 11**



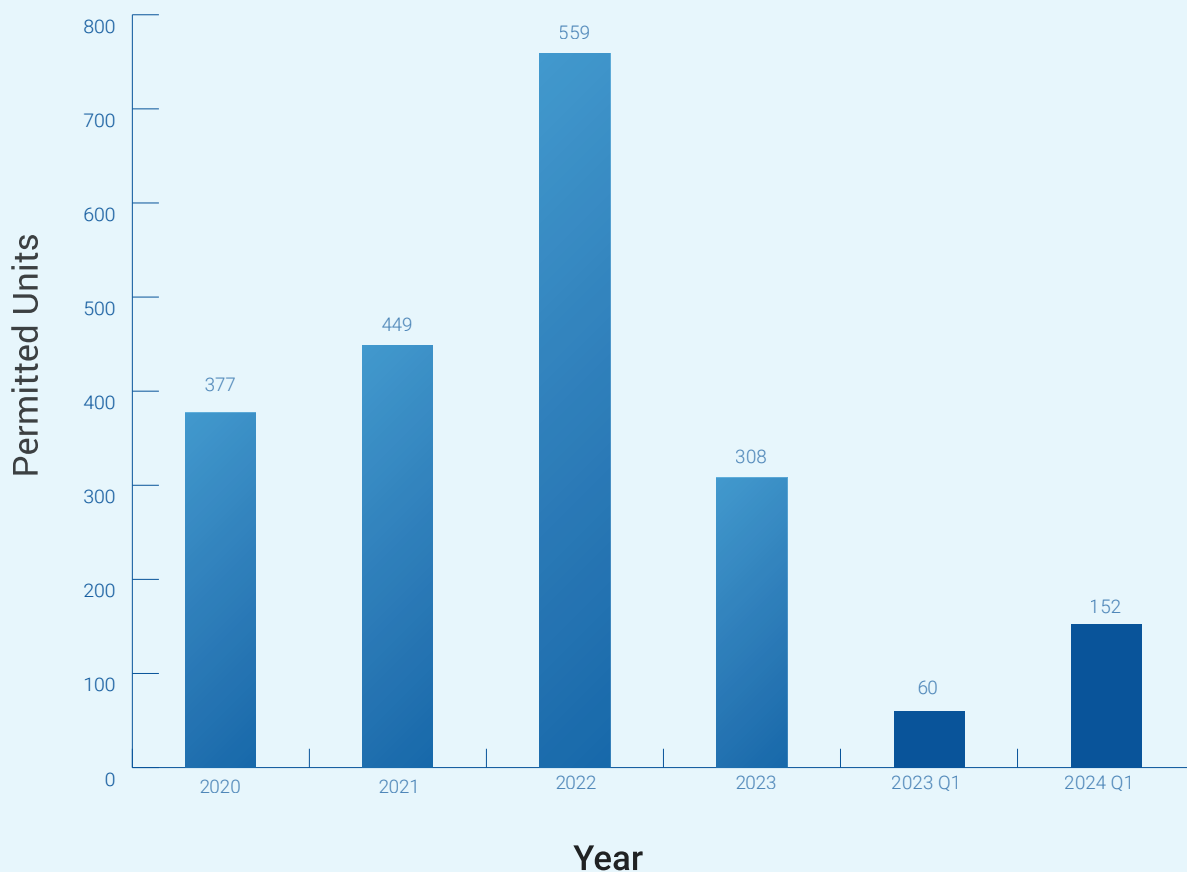
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 12

Currently represented by Councilmember John Lee, Council District 12 (CD12) includes all 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 quarter of this year, the city has approved 152 residential units of housing in CD12. This represents an increase of 153.3% or 92 units compared to the same time period of last year. It is worth noting that CD12 has experienced an increased level of permitting greater than the city as a whole.

**Total Permitted Residential Units
Council District 12**



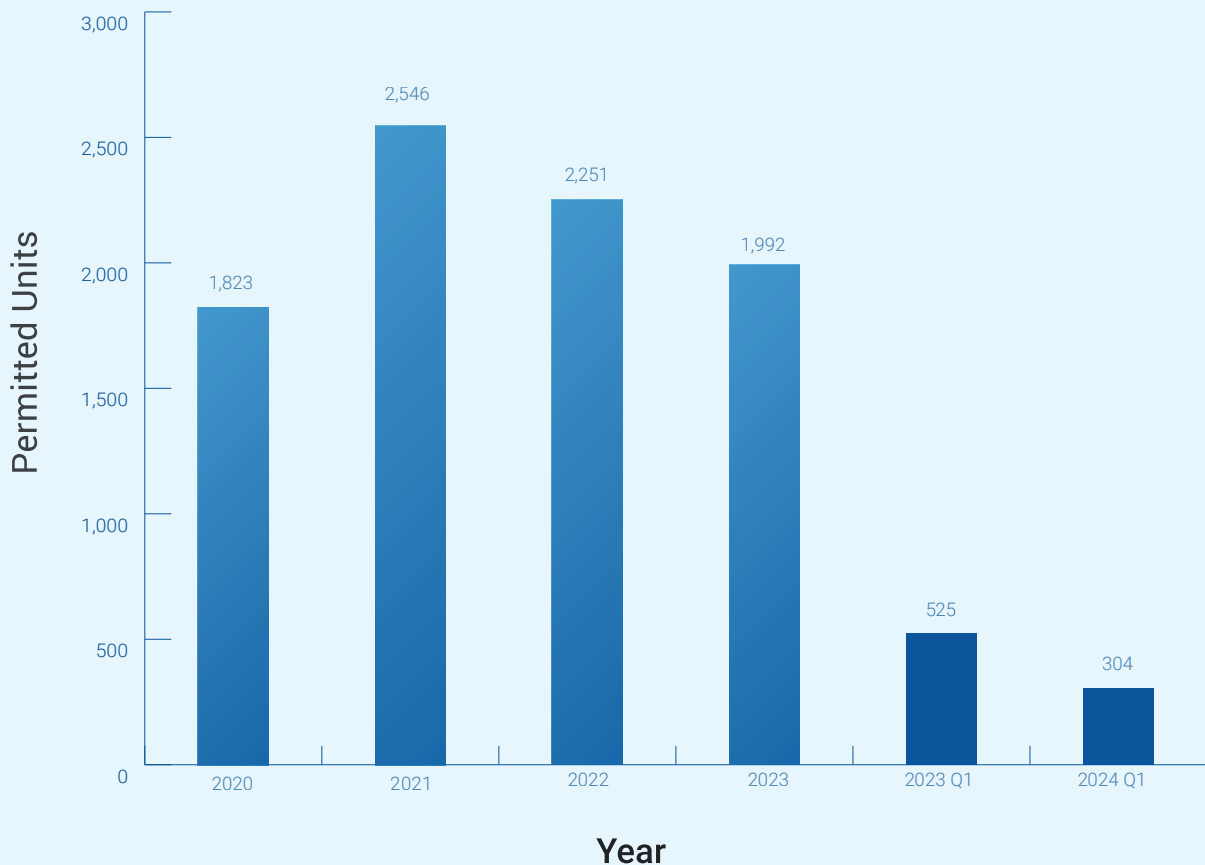
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 13

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 quarter of this year, the city has approved 304 residential units of housing in CD13. This represents a decline of 42.1% or 221 units compared to the same time period of last year. It is worth noting that CD 13 is bucking the citywide trend of increased levels of residential permitting. .

**Total Permitted Residential Units
Council District 13**



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

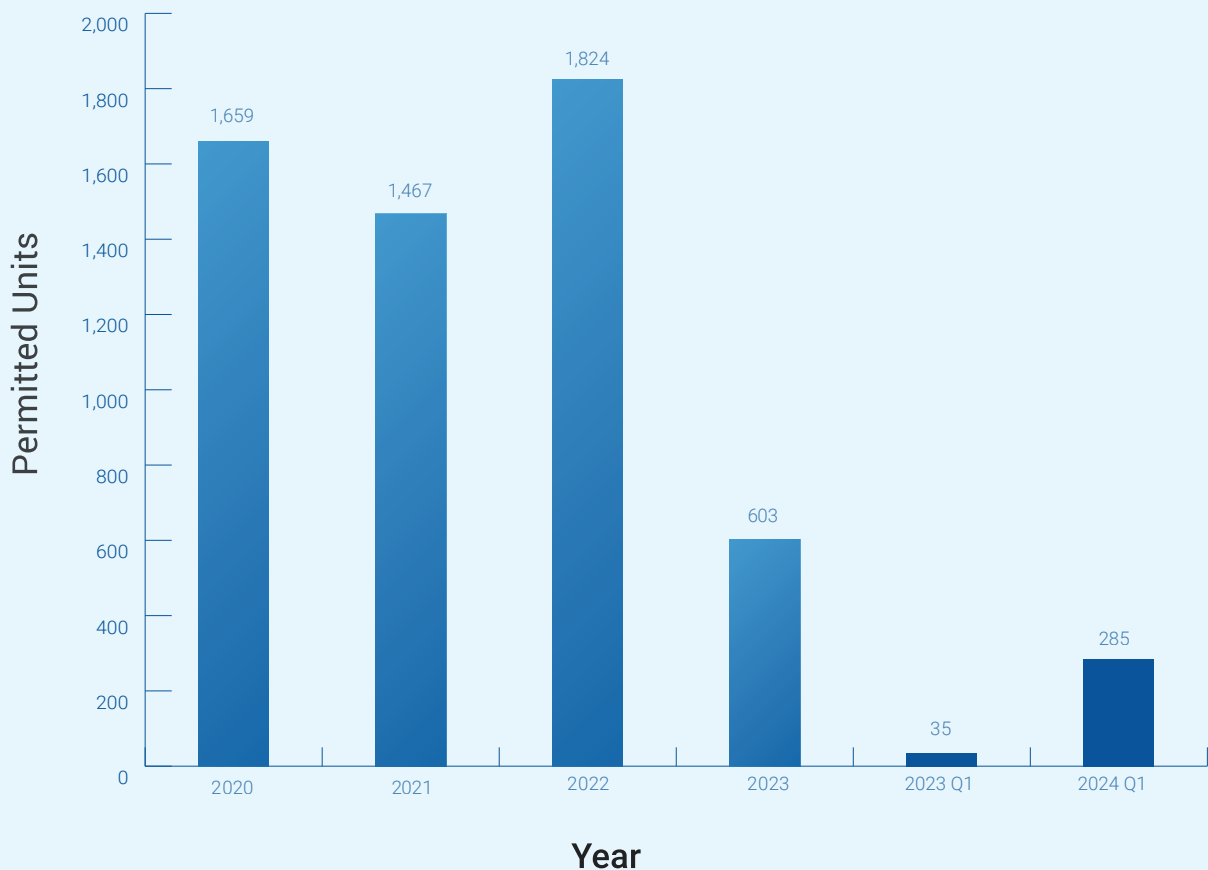
City Council District 14

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 quarter of this year, the city has approved 285 residential units of housing in CD14. This represents an increase of 714.3% or 250 units compared to the same time period of last year.

Noteworthy, the increase in permitting is significantly higher in CD14 than the citywide level of 25.9%.

**Total Permitted Residential Units
Council District 14**



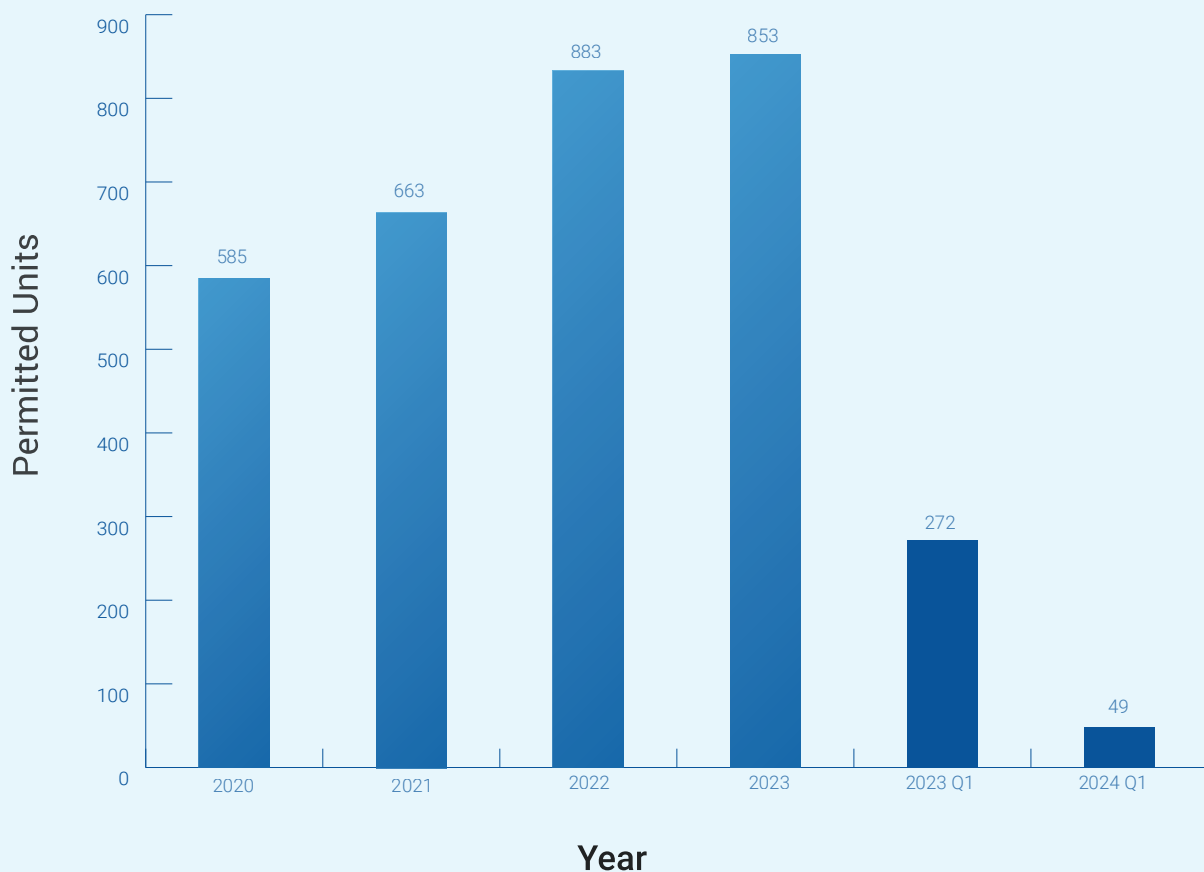
Source: LA Department of Building and Safety, Analysis by Hilgard Analytics

City Council District 15

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 quarter of this year, the city has approved 49 residential units of housing in CD15. This represents a decline of 82% or 223 units compared to the same time period of last year. It is worth noting that the fall in permitting in CD15 bucks the citywide trend of increased permitting.

**Total Permitted Residential Units
Council District 15**



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

About the Author

Joshua “Josh” Baum is a Southern California based urban planner, economic researcher, and community engagement professional. He currently is the Founder & CEO of Hilgard Analytics, a socially conscious real estate and economic development research firm.

They previously served as the Research Analyst at the Southwest Mountain States Regional Council of Carpenters, where they performed a multitude of complex planning and economic research tasks to inform contract negotiations, legislative initiatives, and other activities across the organization and helped expand the union to cover almost the entirety of the Western United States.

Prior, he completed countless housing, demographic, and sectoral employment studies at Beacon Economics, founded and served as the first President of the Westside Young Democrats, and was one of the leading organizers for Westwood Forward, the successful campaign that created a new neighborhood council to better represent the UCLA community in municipal affairs.

Joshua is a proud Double Bruin and holds degrees in Political Science (BA) and Urban and Regional Planning (MURP) from UCLA. During graduate school, they held internships and research positions with the Southern California Association of Governments, City of Los Angeles (Council District 4), and the Lewis Center for Regional Policy Studies.

About Hilgard Analytics

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.

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>
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8. <https://www.latimes.com/california/story/2023-09-18/the-california-conundrum-more-homes-fewer-people-and-still-high-housing-costs>
9. <https://laist.com/news/politics/la-loses-much-more-affordable-housing-than-it-gains>
10. <https://www.ladbs.org/>
11. <https://laist.com/news/politics/los-angeles-city-council-guide-elections-councilmember-2023>

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