

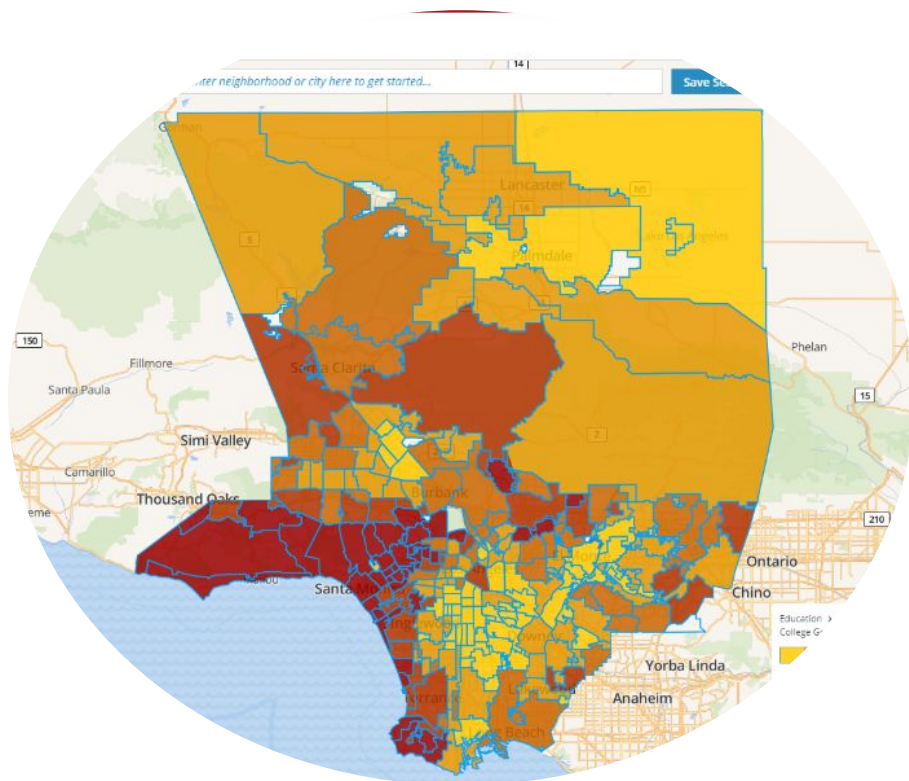
State of Los Angeles County Housing & Neighborhoods

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Neighborhood Data for Social Change (NDSC) provides Angelenos with the tools they need to advocate for a better quality life within their communities



State of LA County Housing & Neighborhoods (SOLACHAN)

- An annual resource providing accessible, high quality data and analysis about **LA County's housing and demographic landscape**.
- Fostering **collective action** by incorporating academic analysis with insights from local officials, neighborhood associations, developers, community-based organizations, researchers, and philanthropy

Report

NDSC Map

Symposium



SOLACHAN Chapters

1

Housing Supply

2

**Population
Characteristics**

3

Homeowners

4

Renters

5

**Houseless
Angelenos**



**Featured
Chapter**

Prioritizing Accessibility for Multiple Audiences



Quick Explainers

- Recent Policies about Accessory Dwelling Units (ADUs)
- The Process Behind Local Housing Goals
- Overview of the Housing Development Process
- How is Homelessness Officially Defined?
- About Encampment Resolution Programs

Navigating the Report

Homeowners

2025

[Home](#) [Director's Letter](#) [Executive Summary](#) [Housing Supply](#) [Population Characteristics](#) [Homeowners](#)

[Renters](#) [Houseless Angelenos](#) [Featured Chapter](#) [Acknowledgements](#) [Data and Methods](#)

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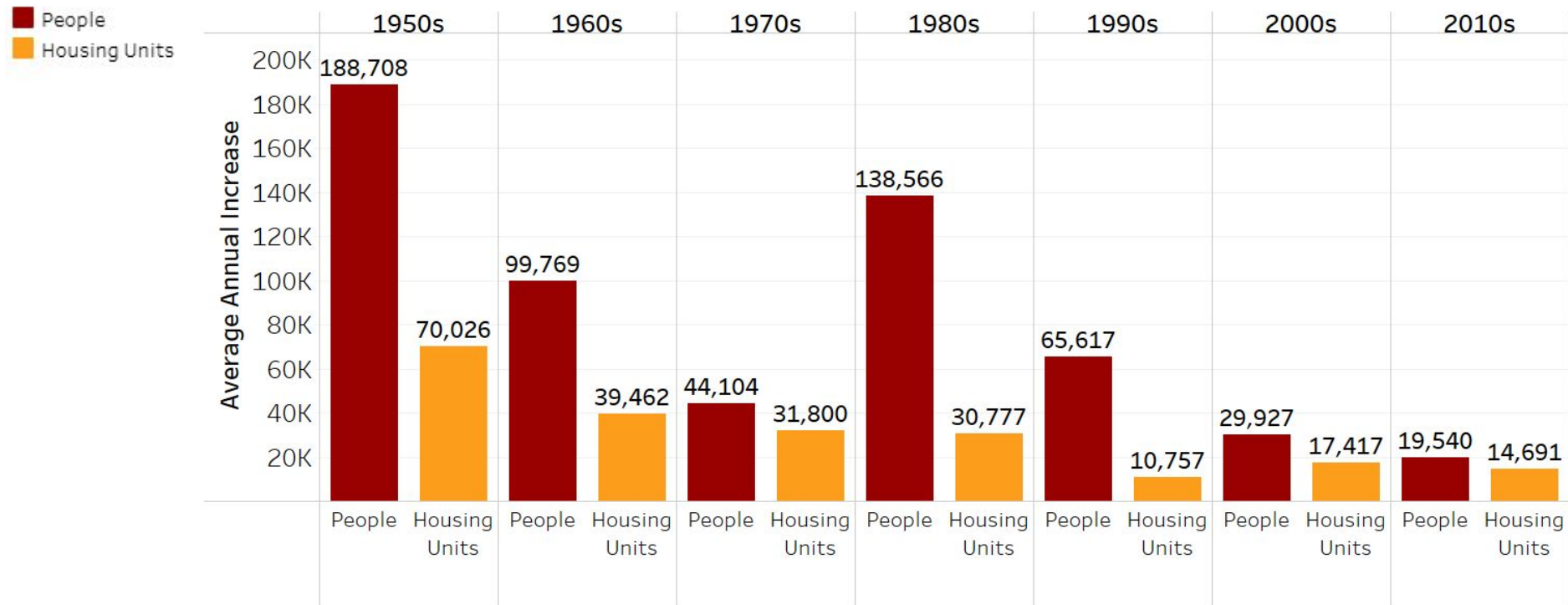
1. Understanding Los Angeles County's Low Homeownership Rates
 - 1.1. Home Values Far Outpace Incomes
 - 1.2. Current Homeowners Are Staying in Their Homes Longer
 - 1.3. Younger Generations May Be Occupying Inherited Homes
 - 1.4. Homeownership Declines Most Among Middle-Income Households
 - 1.5. Growth in Asian/Pacific Islander Homeownership
 - 1.6. Distinct Declines in Black Homeownership
2. Geographic Inequities in Homeownership Access
 - 2.1. Homeownership Rates Lag in Formerly Redlined Communities

Key Findings: Housing Supply

Historic Snapshot: Growth in Population & Housing Supply

Average Annual Increase in Population and Housing Units by Decade in Los Angeles County,
1950s - 2010s

Source: Decennial Census



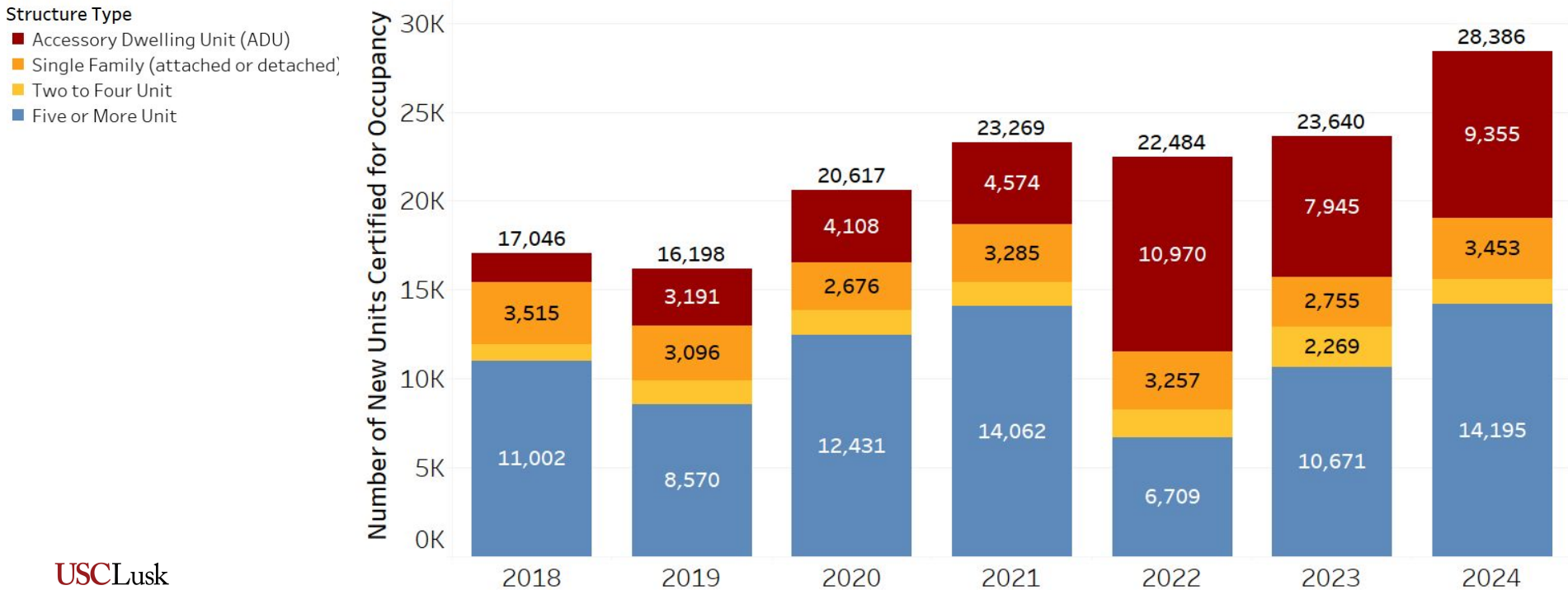
Current Trends in Countywide Housing Production

Between 2018 and 2024:

- Just under **151,900** new housing units certified for occupancy
 - Rental Units: **126,000** (83%)
 - Owner-Occupied Units: **25,900** (17%)
- Of Rental Units:
 - Just **12,400** (10%) were affordable to low-income households

Accessory Dwelling Units (ADUs) are Driving Increase in New Supply

Annual New Units Certified for Occupancy by Structure Type, 2018 - 2024
Source: Housing Element Annual Progress Reports via California Housing & Community Development (HCD), as of 8/6/2025



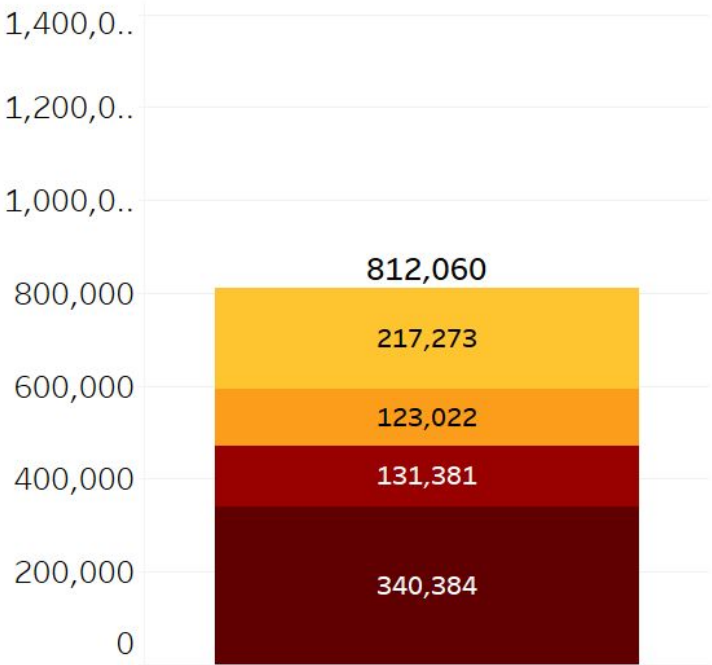
Progress Towards 2021 - 2029 Housing Goal

New Housing Units Required (2021 - 2029), by
Affordability Level

Based on the Current Regional Housing Needs Assessment
(RHNA)
Source: Southern California Council of Governments
(SCAG)

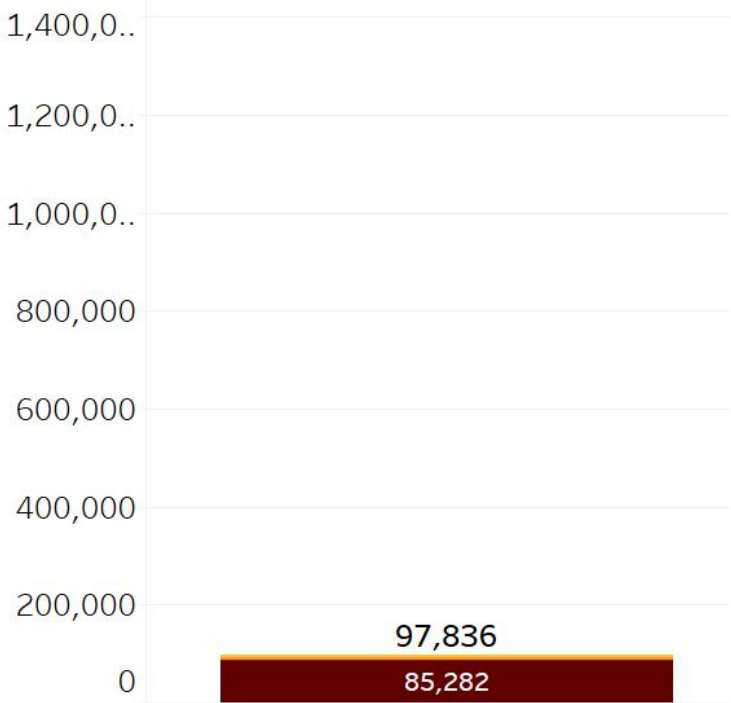
Income Group

- Very Low Income
- Low Income
- Moderate Income
- Above Moderate Income



New Housing Units Built (2021 - 2024), by
Affordability Level

Based on Reported Certificates of Occupancy
Source: Housing Element Annual Progress Reports via
California Housing & Community Development (HCD)



Long Construction Timelines in the City of Los Angeles

- It takes an average of **18 months** to construct a new housing unit (permitting to completion) in the City of LA: **3 - 5 times the national average.**
- Multifamily (5+ units) takes an average of:
 - **35 months** (market rate)
 - **34 months** (affordable)

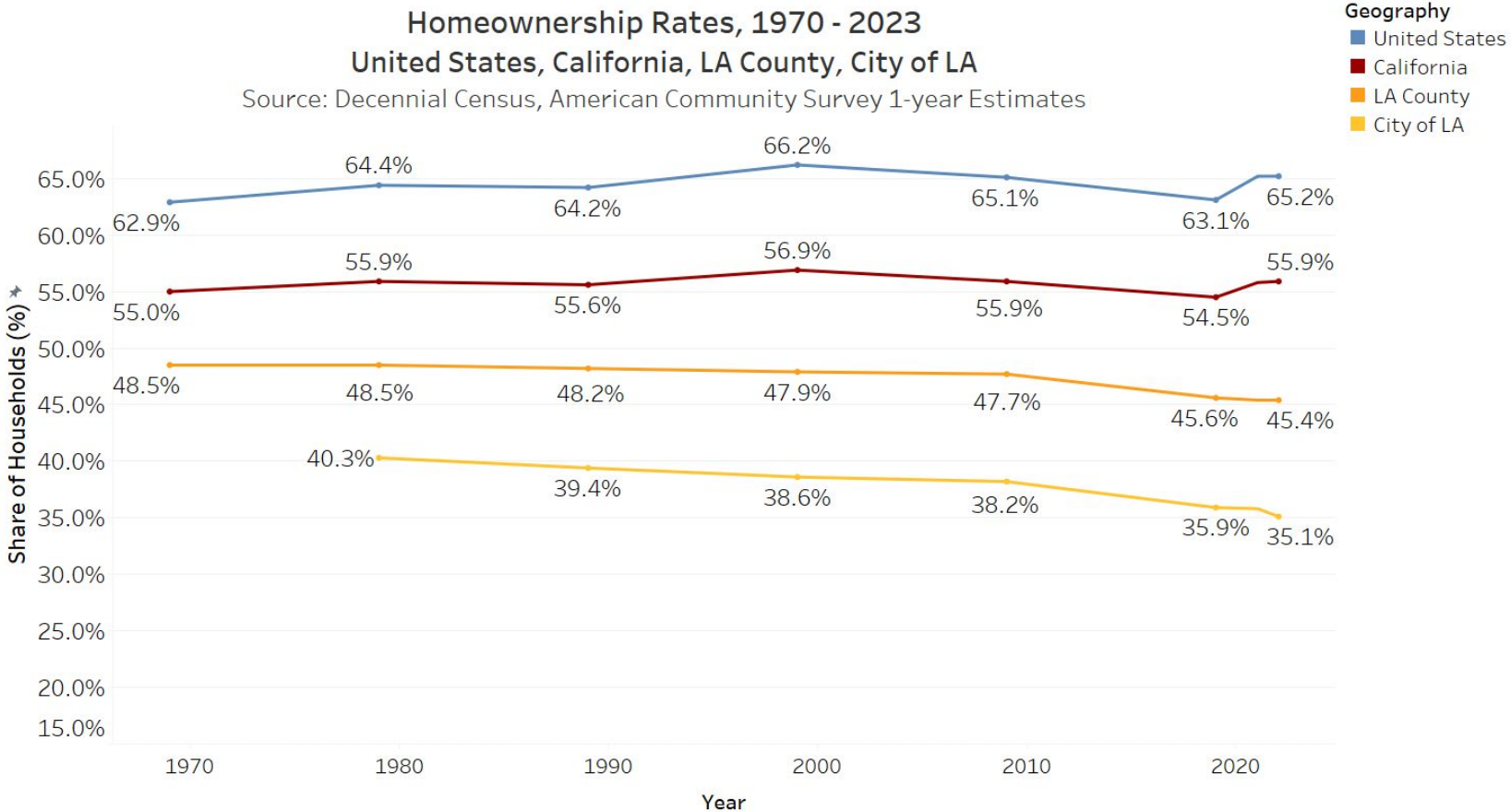
Key Findings: Population Characteristics

Fewer Immigrants and Families with Children

- Since 2015, LA County's population has **declined** by **500,000** people (-5%):
 - Accelerated during the **pandemic**
 - **280,000** fewer **immigrants** (-8%)
 - Fewer **families with children** and **young people under 24**
- Since 2015, the number of **households increased** by **157,500** (+5%)

Key Findings: Homeowners

Homeownership rates in LA County are at a 53 year low



Key Insights about Homeownership

- Median home values are **10X greater** than median incomes in LA County
 - Compared to **4 to 1** nationally
- **44%** of LA County homeowners have lived in their homes for **more than 20 years**
 - Compared to **36%** of California homeowners and **33%** of national homeowners
- Homeownership rates have fallen across all income groups over the last decade, but **middle income** households (\$50K - \$150K) have experienced the **steepest declines**.

Key Findings: Renters

Key Insights about Renter Affordability

- Over **90%** of the county's **734,000** renter households earning **under \$50,000** are rent burdened.
 - **69%** of households in this income group are severely rent burdened.
- A growing number of **older adult renters** (ages 62+) are facing severe cost burdens.
- Rent burden **fell** among **Hispanic/Latino** households between 2011 and 2023.

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Houseless Angelenos

Randall Kuhn

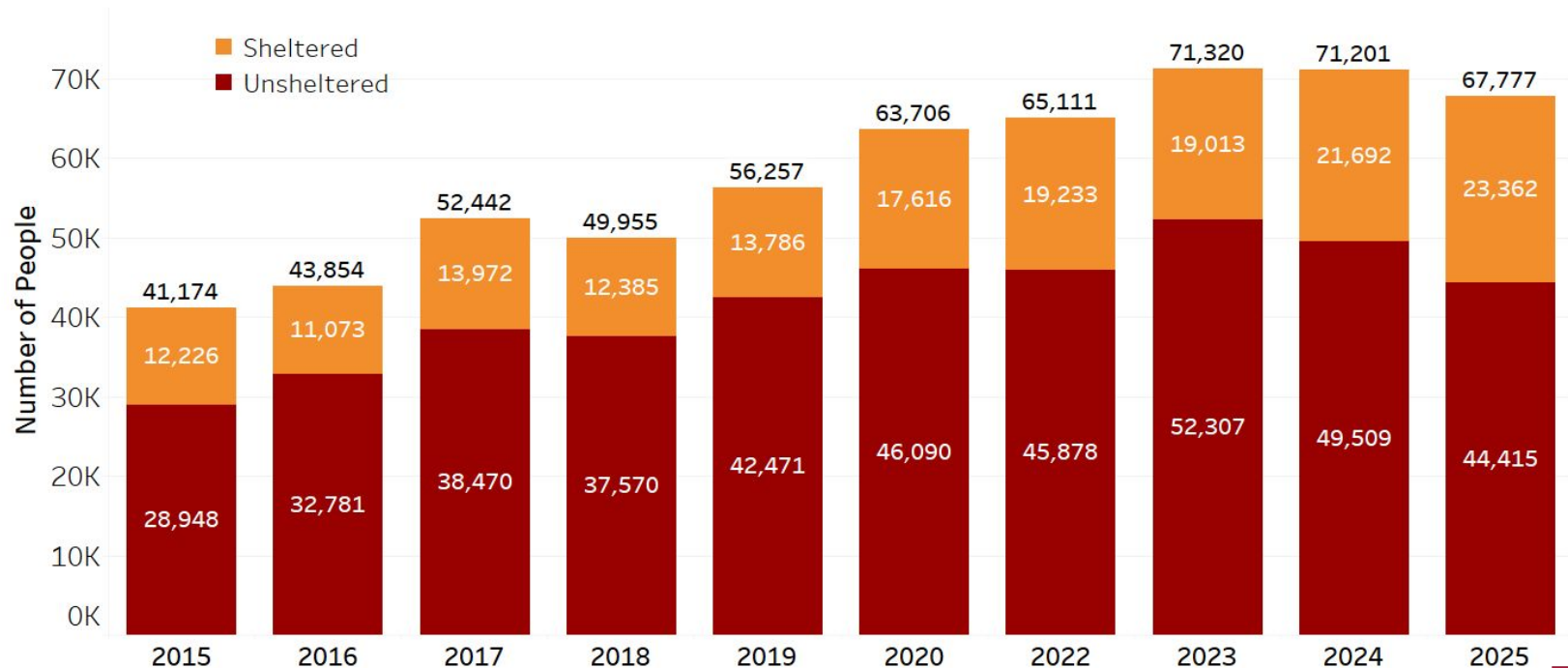
Professor of Community Health Sciences, UCLA

Thanks to: Benjamin Henwood, Amanda Landrian Gonzalez, Jared Schachner, Elly Schoen
And Jessie Chien, Patricia St. Clair, Scot Hickey, Stephanie Kwack, Justin Culetu

While homelessness surged over the past decade—largely among unsheltered residents—2025 marks the first significant decrease in years.

Sheltered and Unsheltered Population Estimates, Los Angeles CoC, 2015 - 2025

Source: Estimates from the annual Greater Los Angeles Homeless Count

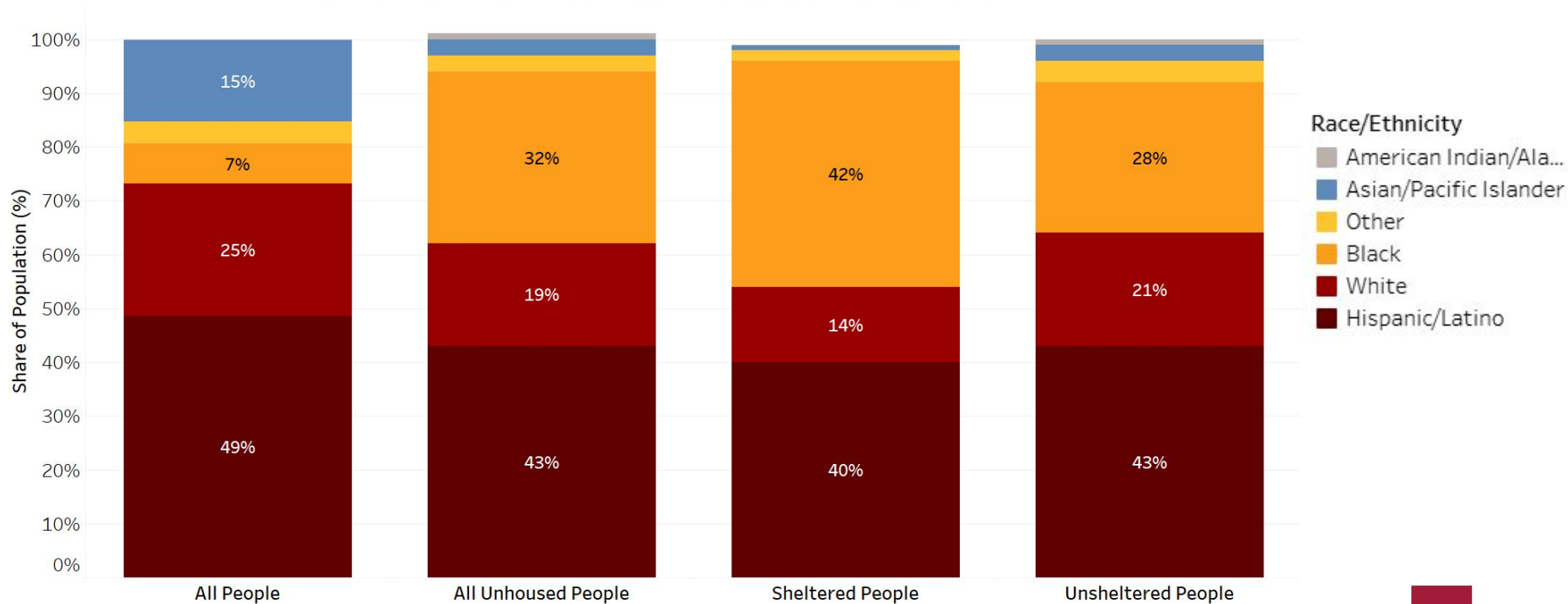


Black Angelenos face a stark disparity in homelessness, representing 32% of the unhoused population but only 7% of the county's residents.

Racial/Ethnic Makeup of Unhoused People (by Shelter Type) & All People

Source: 2023 Greater Los Angeles Homeless Count, 2023 American Community Survey 1-year estimates

Note: "All People" includes all of Los Angeles County rather than only the LA CoC

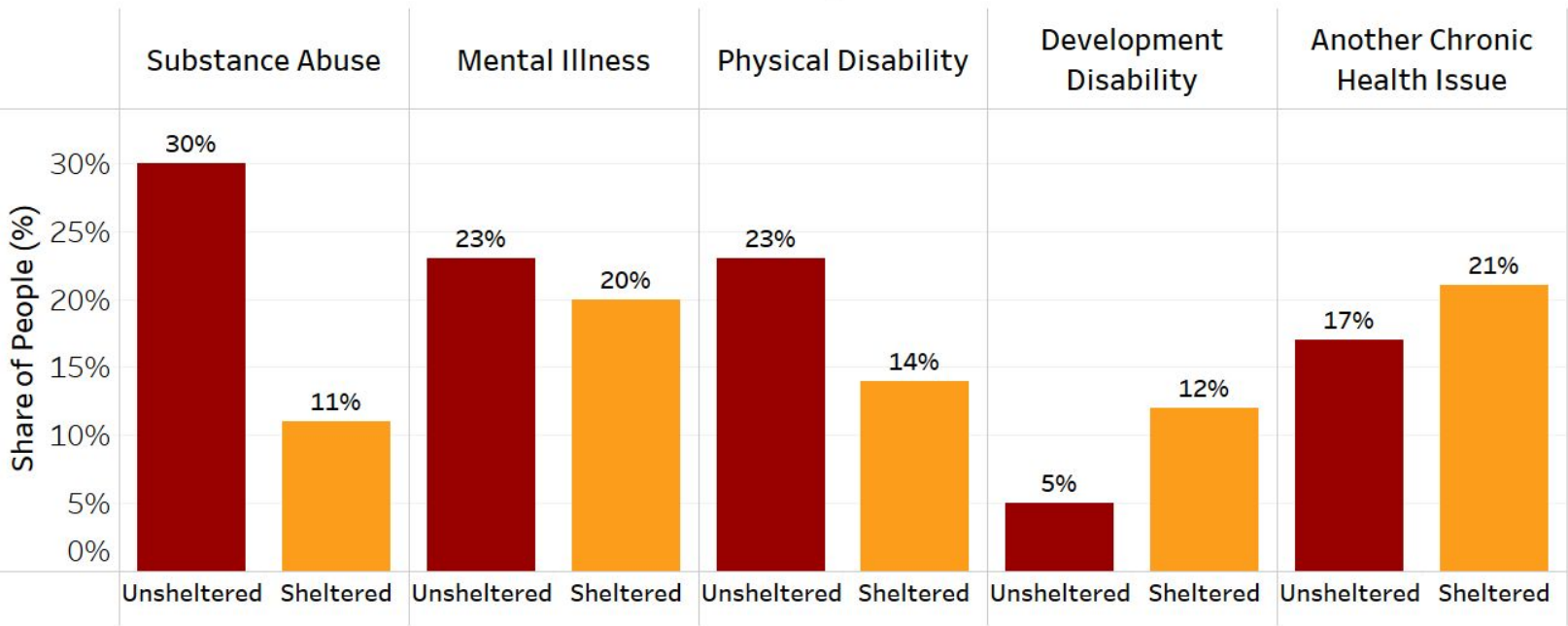


Unhoused people bear a high burden of health conditions, particular those who are unsheltered.

Prevalance of Health Conditions among Sheltered & Unsheltered People

Source: 2024 Greater Los Angeles Homeless Count

■ Unsheltered
■ Sheltered

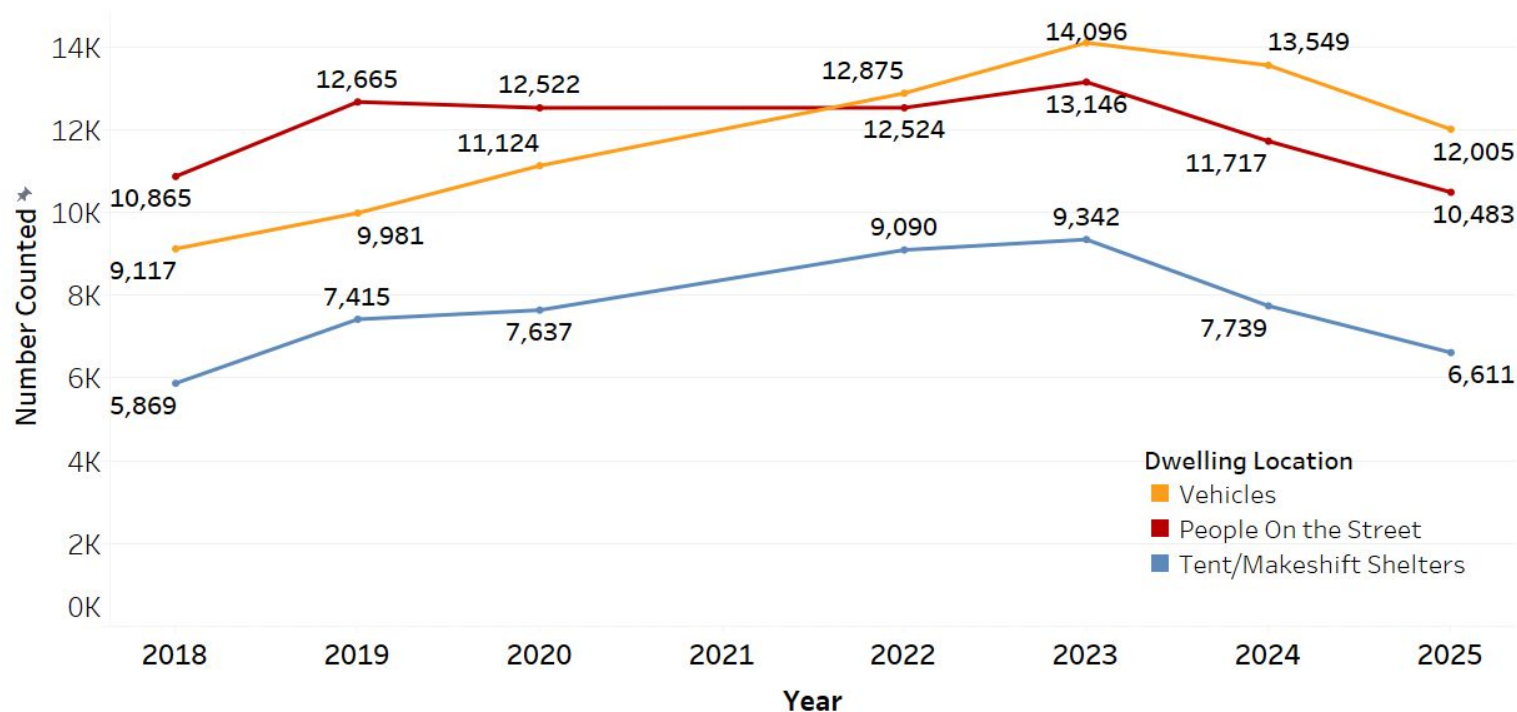


A Deeper Dive into Unsheltered Homelessness

Vehicles have become the dominant form of visible unsheltered homelessness, even as counts of all categories have dropped since 2023.

People, Vehicles & Tents/Makeshift Shelters Counted by Volunteers, 2018 - 2025

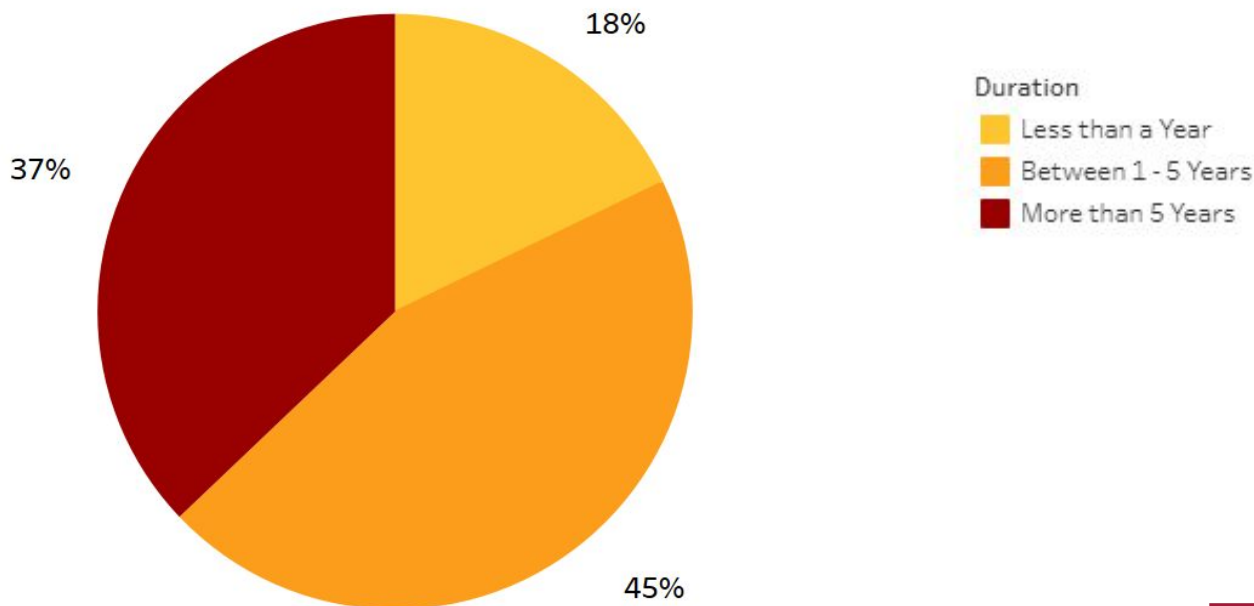
Source: 2025 Greater Los Angeles Homeless Count



Long-term homelessness is widespread, with nearly 80% of unsheltered survey respondents unhoused for over a year and more than one-third for over five years.

Duration of Homelessness among Unsheltered People

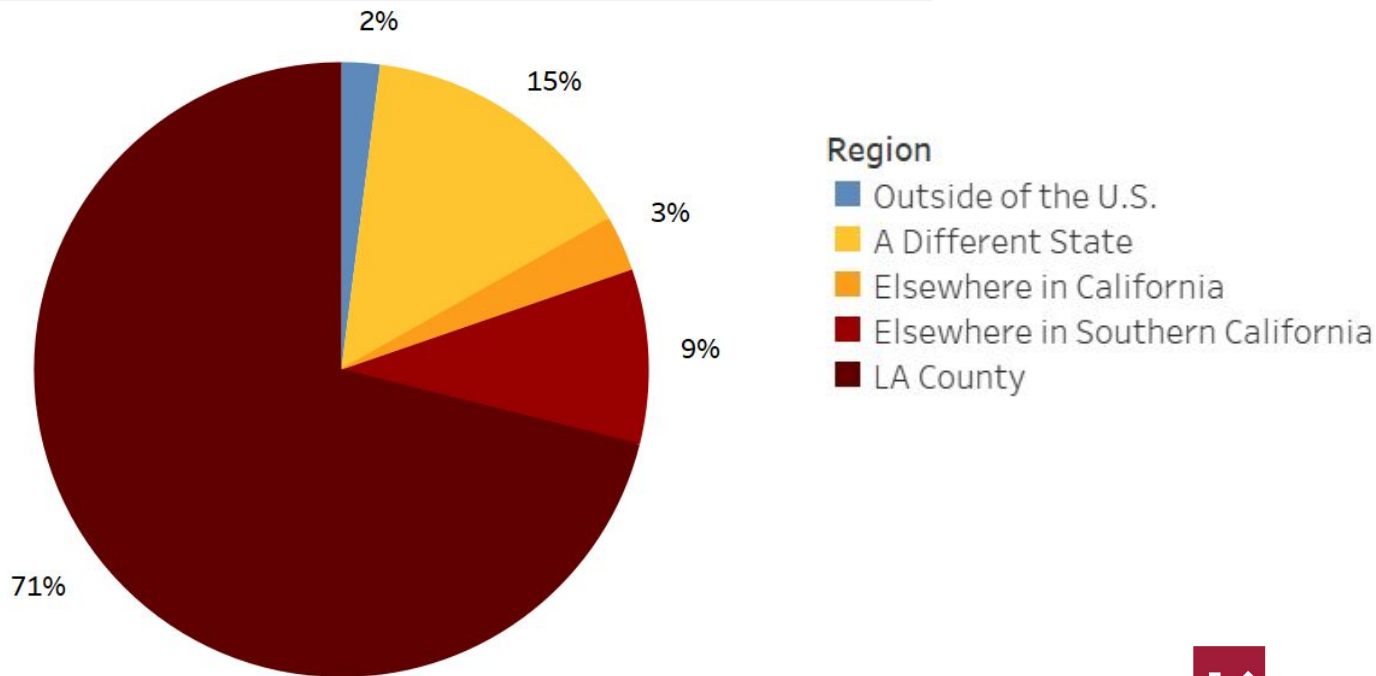
Source: 2025 LA CoC Demographic Survey



Most people experiencing unsheltered homelessness in LA County were last housed locally, highlighting that the crisis is driven by regional affordability—not migration.

Location Prior to Experiencing Unsheltered Homelessness

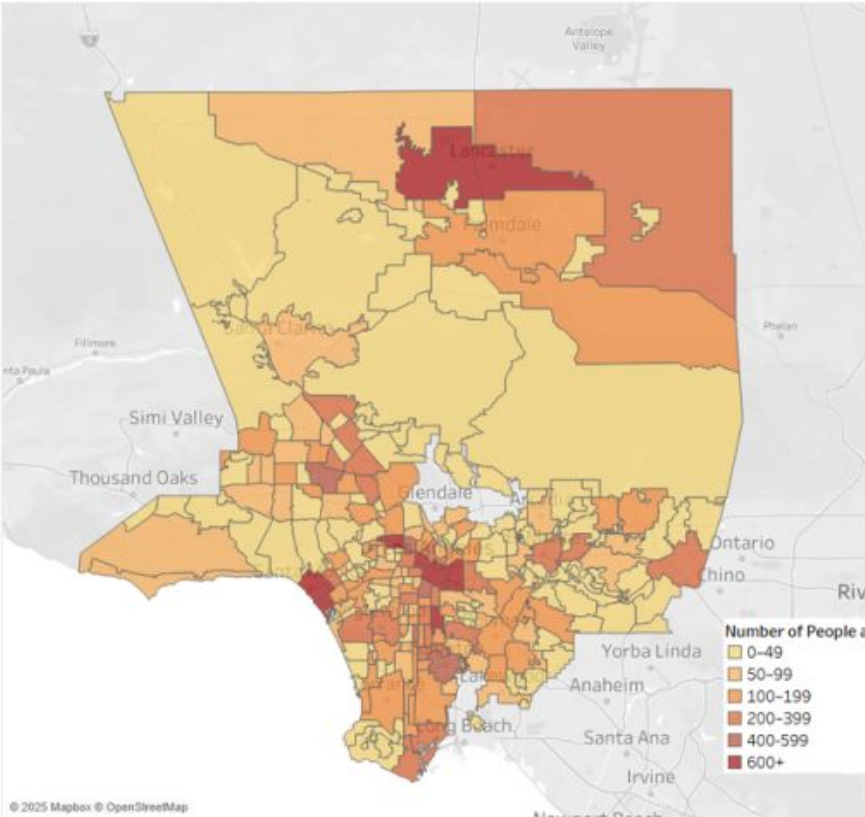
Source: 2025 Los Angeles County CoC Demographic Survey



Most Unsheltered Residents Live in a Handful of Neighborhoods

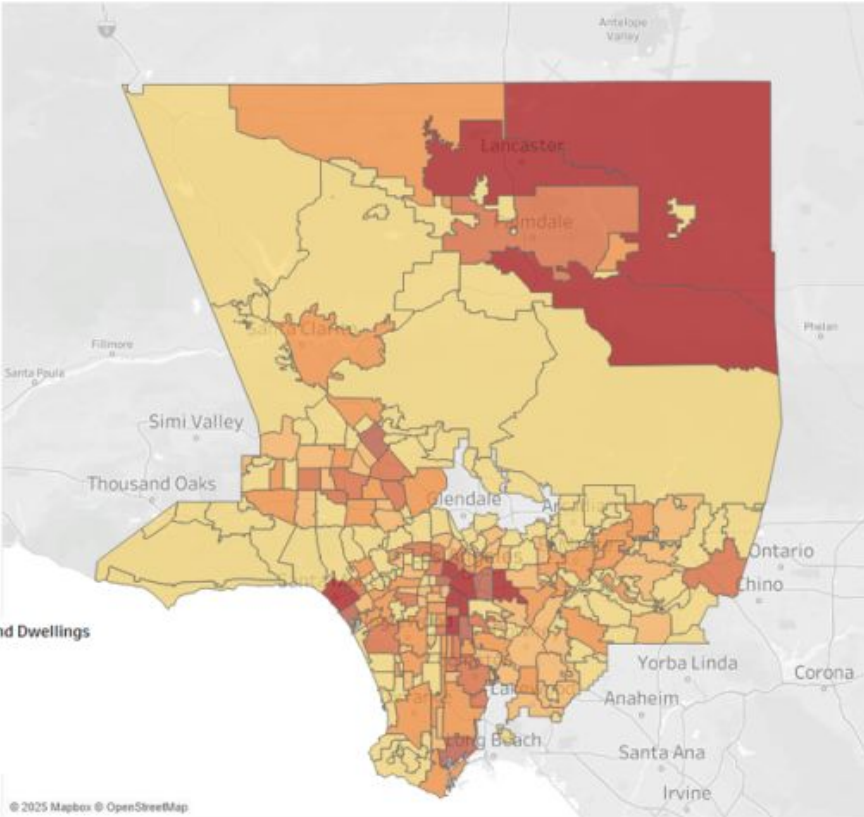
Number of Unsheltered Adults and Dwellings Counted During the Point-in-Time (PIT)
Count by Neighborhood, 2020

Source: 2020 Greater Los Angeles Homeless Count



Number of Unsheltered Adults and Dwellings Counted During the Point-in-Time (PIT)
Count by Neighborhood, 2025

Source: 2025 Greater Los Angeles Homeless Count



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Homeownership among Black Households

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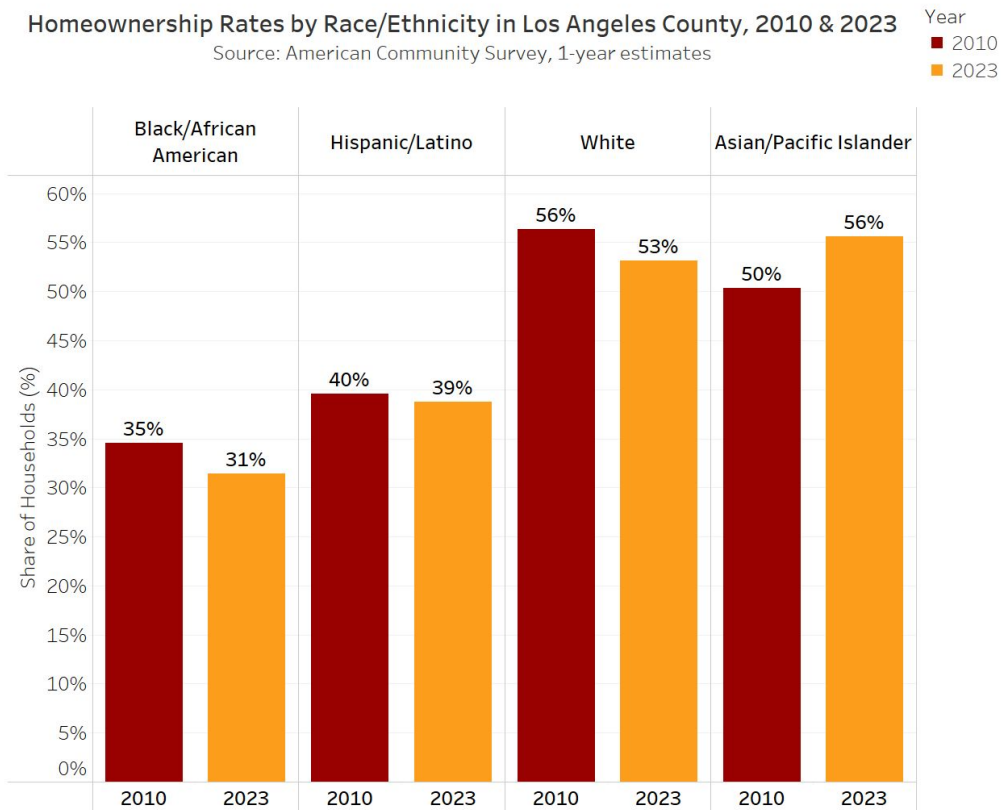
Neighborhood Data for Social Change

Declining Homeownership among Black Households

- Homeownership among **Black households** in Los Angeles County declined more than any other racial or ethnic group between 2010 and 2023
 - **Not mirrored at the state or national level**, where Black homeownership rates have begun to recover from the impacts of the Great Recession.

Homeownership Rates by Race/Ethnicity in Los Angeles County, 2010 & 2023

Source: American Community Survey, 1-year estimates



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Introduction: State of Los Angeles County Housing & Neighborhoods (SOLACHAN)

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Associate Director, Neighborhood Data for Social Change

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Neighborhood Data for Social Change

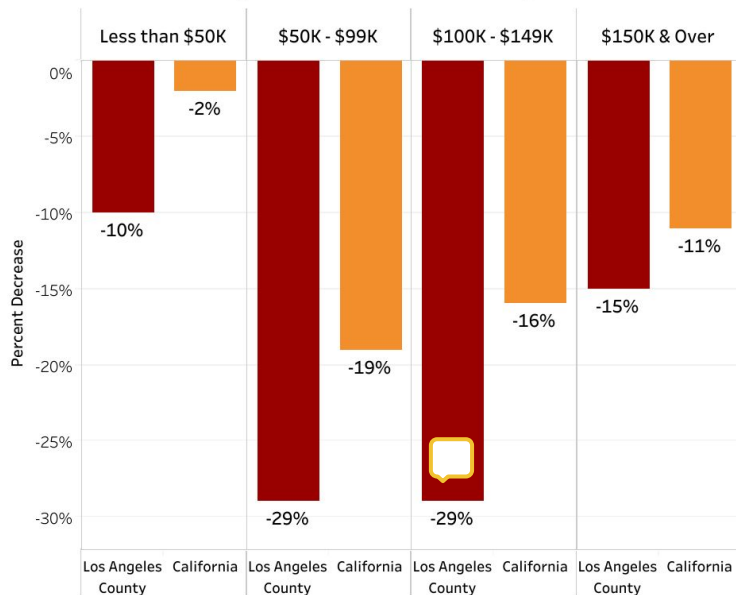
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Declines in Homeownership Rates by Income Group between 2010 & 2023, Los Angeles County & California

Source: 1-Year American Community Survey Estimates

Note: Among heads of household between ages 25-54

Geography
■ Los Angeles County
■ California



In **Los Angeles County**,
homeownership rates among
households with an income
between \$100,000 - \$149,000 per
year **declined by 29%** between
2010 and 2023.

How We Create Impact

Decisionmakers

Community-Based Organizations

Local Government Agencies

Elected Officials

Housing Developers

Funders

Resident Leaders

Researchers & Academia

Data Insights

Which communities are developing the most and least housing across LA County?

Where should we prioritize building bike lanes in South Los Angeles?

Which communities are most in need of incoming investment dollars surrounding the 2028 Olympics?

Which types of households are most impacted by poverty in the City of Los Angeles?

Tools & Resources

NDSC Mapping Portal

Data Stories

Dashboards

Reports

Listening Sessions

Stakeholder Convenings

Surveys

Household Transitions Between Renting and Owning

Jorge De la Roca

Associate Professor, USC Price School of Public Policy

USCLusk

Neighborhood Data for Social Change

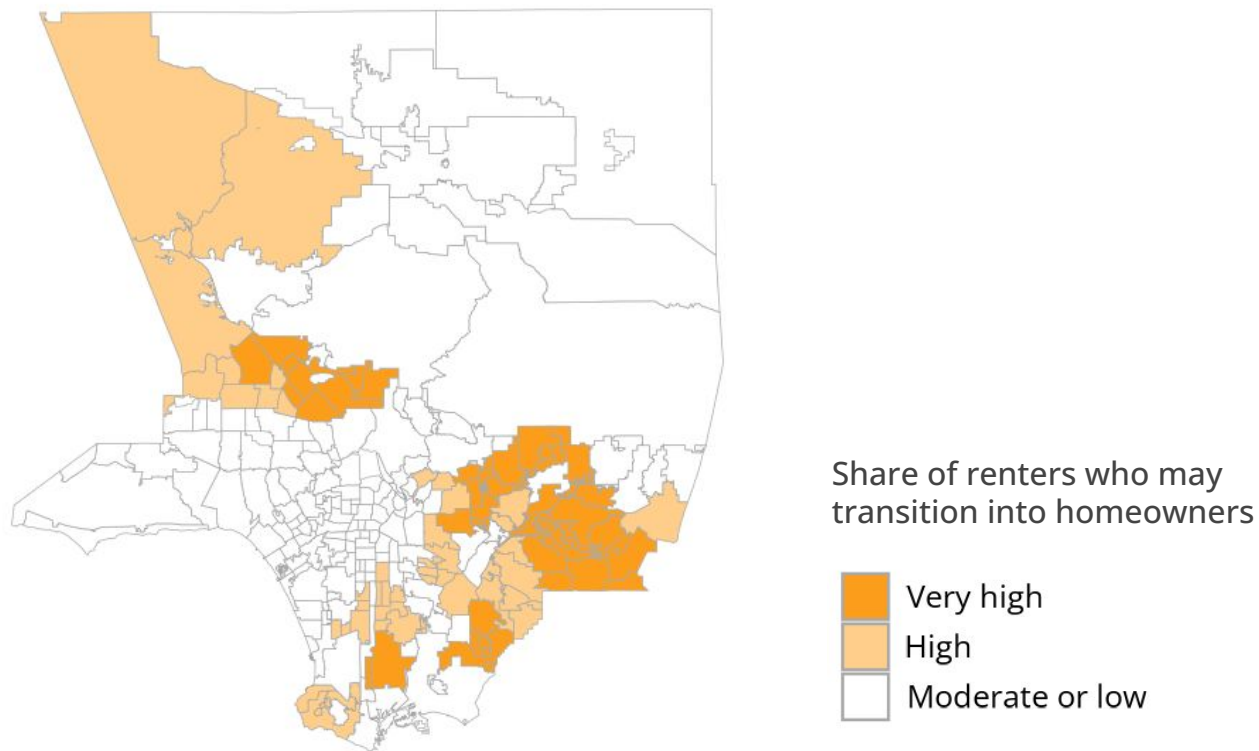
SOLACHAN 2025 feature chapter

- Housing status can change for families
 - LABarometer (household survey that helps track housing status shifts)
 - We predict which households transition from renting to owning or vice versa
 - We map potential shifts across LA neighborhoods
- Where are renter and homeowner transitions likely to happen?
- What neighborhood characteristics are associated with such shifts?

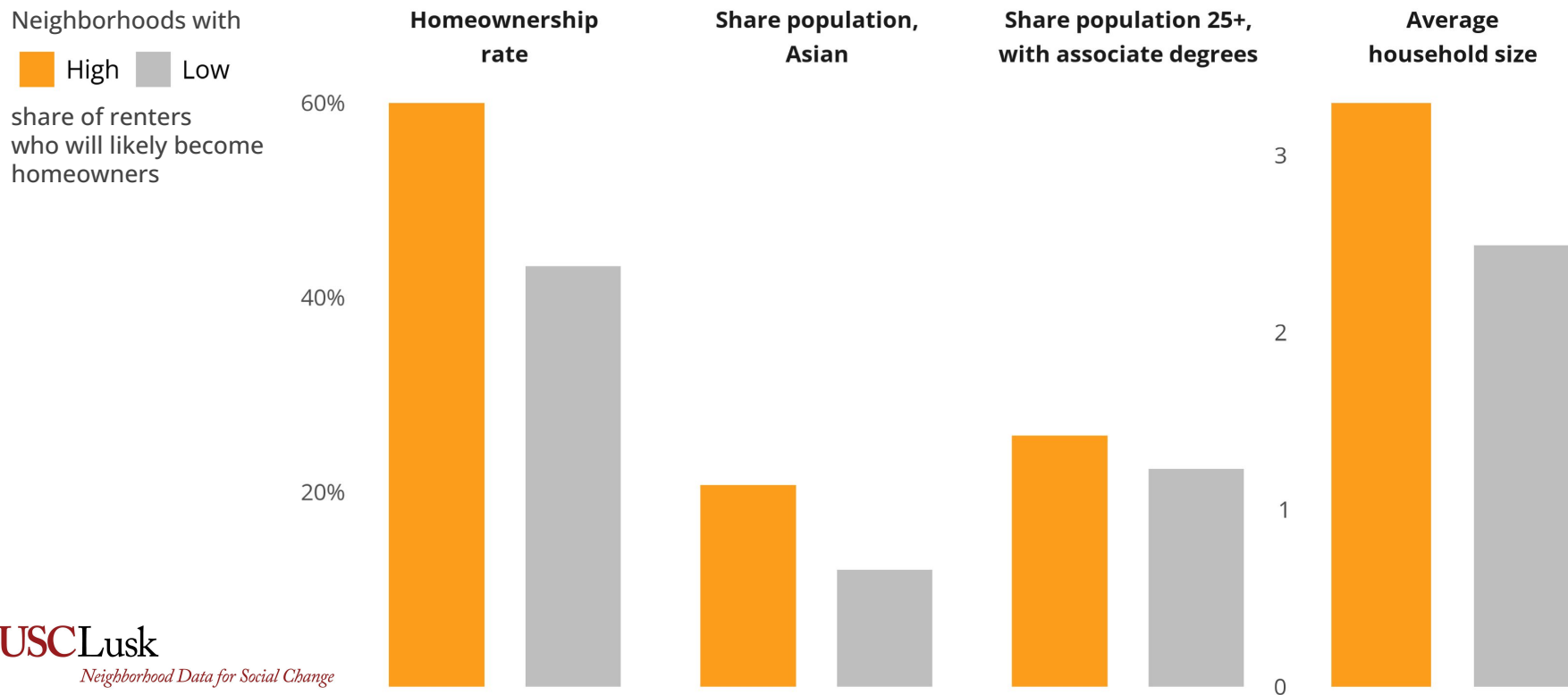
We estimate potential renter and homeowner transitions in Los Angeles County neighborhoods using the LABarometer Survey

- Data:
 - LABarometer Panel: LA County households followed over a two-year period
 - The Census Bureau's 2023 American Community Survey Public Use Microdata Sample (ACS PUMS)
- Analytical approach:
 - Analyze LABarometer's survey responses to understand what type of households are likely to experience housing status transition.
 - Use individual and household characteristics from ACS PUMS to estimate household-level probabilities of transitions.
 - Map families that are more likely to experience transitions to neighborhood level.

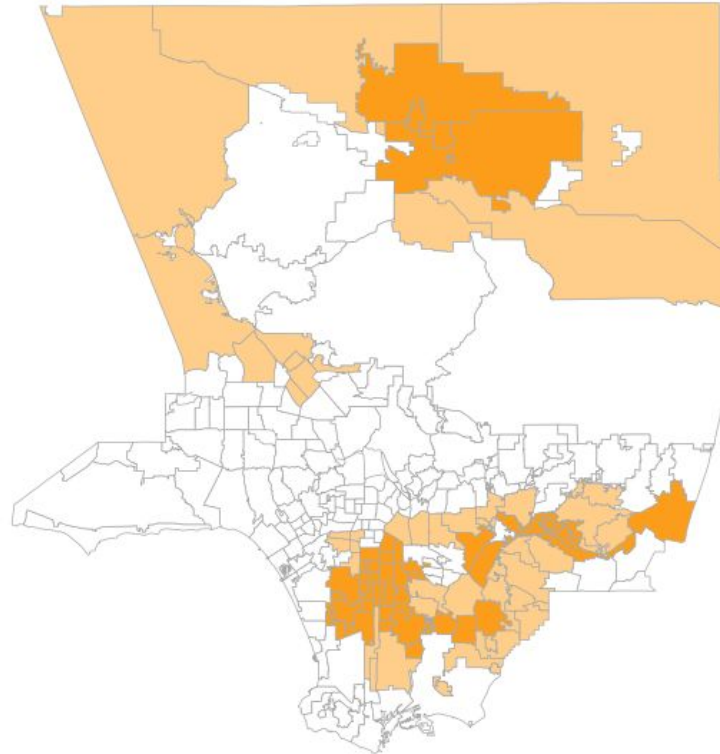
Renters in the San Gabriel Valley, Southeast LA, and parts of the San Fernando Valley are more likely to transition into homeownership



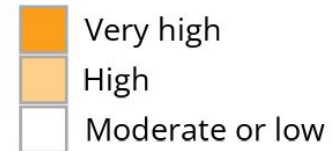
Higher homeownership, more Asian neighbors, more residents with associate degrees, and larger families drive renter-to-owner shifts



Homeowners in South LA, parts of Southeast LA, and parts of the Antelope Valley are more likely to become renters



Share of homeowners who may transition into renters



Neighborhoods with more Black residents, more children, and fewer college-educated adults may see more owner-to-renter shifts

Neighborhoods with

High Low

share of homeowners
who will likely become
renters

Share population,
Black/African American

Share population,
below 18

Share population 25+
with college degrees

50%

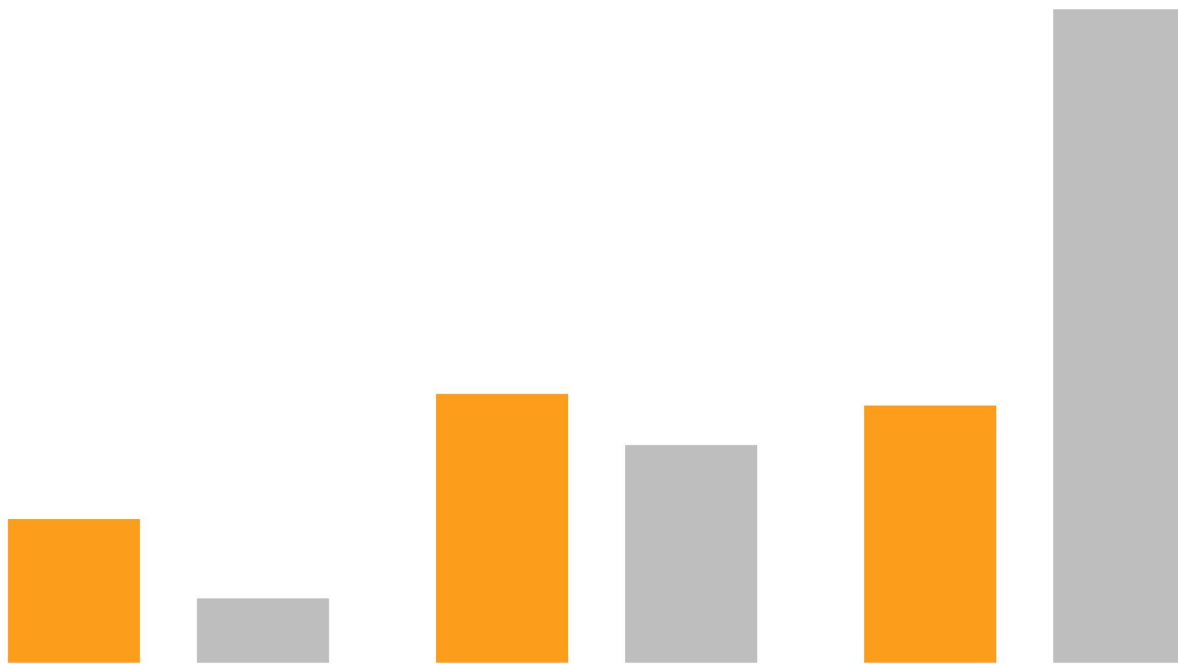
40%

30%

20%

10%

0%



Southeast corridor shows more potential housing status shifts while West and Central LA neighborhoods exhibit less “churning”

