State of Los Angeles County

Housing and Neighborhoods

2026

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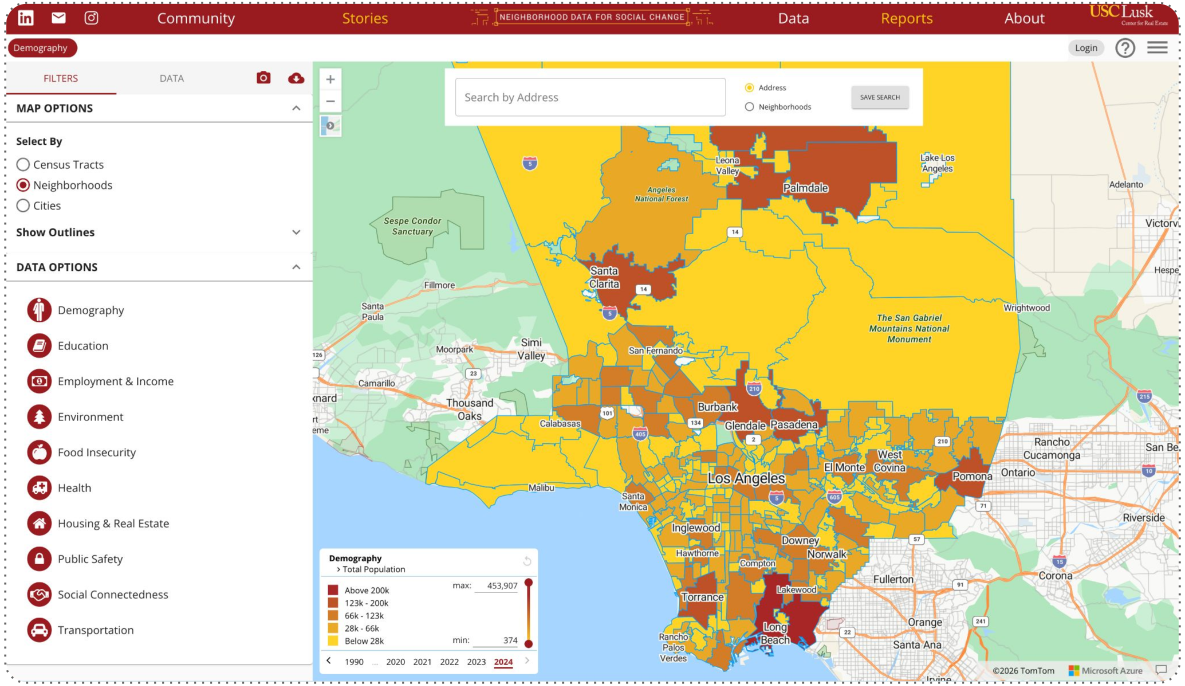
Neighborhood Data for Social Change

Welcome & Introduction

Caroline Bhalla, Ed.D.
Director of Civic Engagement
USC Lusk Center for Real Estate

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



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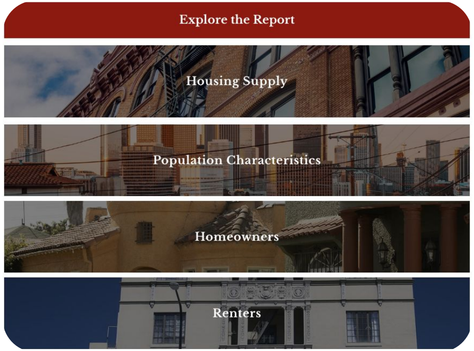
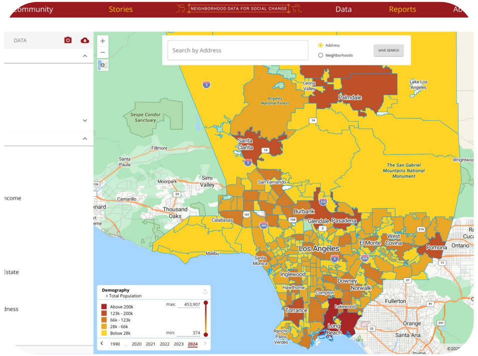
State of Los Angeles County Housing and Neighborhoods

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

Our Team

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Scott Laurie
Chief Executive Officer
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Report Findings

Cameron Yap
Systems and Data Manager
USC Neighborhood Data for Social Change

SOLACHAN Chapters

1 Housing Supply

2 Population Characteristics

3 Homeowners

4 Renters

5 Houseless Angelenos

Homelessness Policy Research Institute

★ Featured Chapter

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Navigating the Report

Renters

2026

Home Director’s Letter Executive Summary Housing Supply Population Characteristics Homeowners

Renters Houseless Angelenos Featured Chapter Acknowledgements Data and Methods

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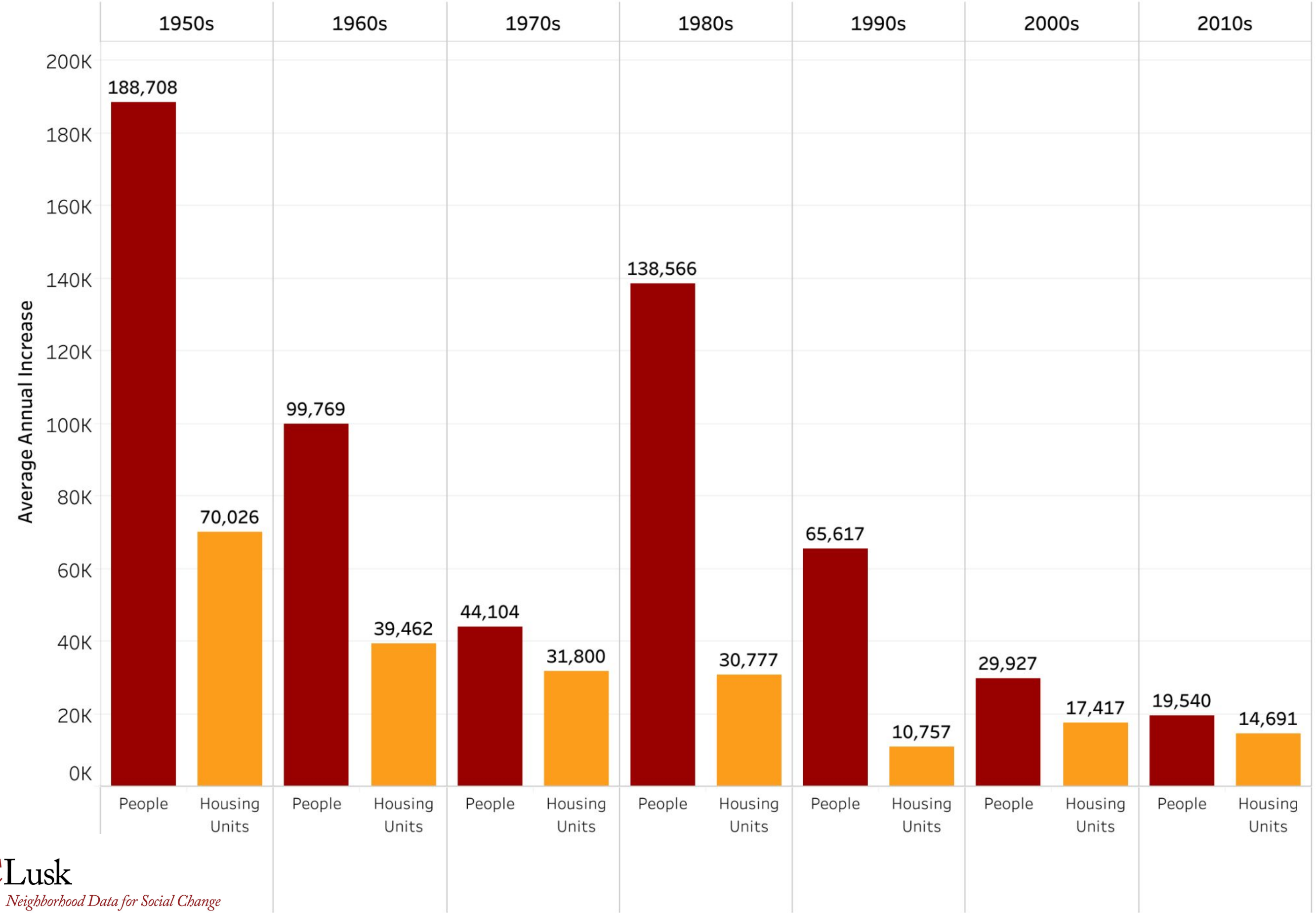
Key Findings:
Housing Supply

Recap From Last Year: Slow Production → An Aging Housing Stock



Median age of a housing unit in LA County

58

years old

11 years older than California median

16 years older than national median

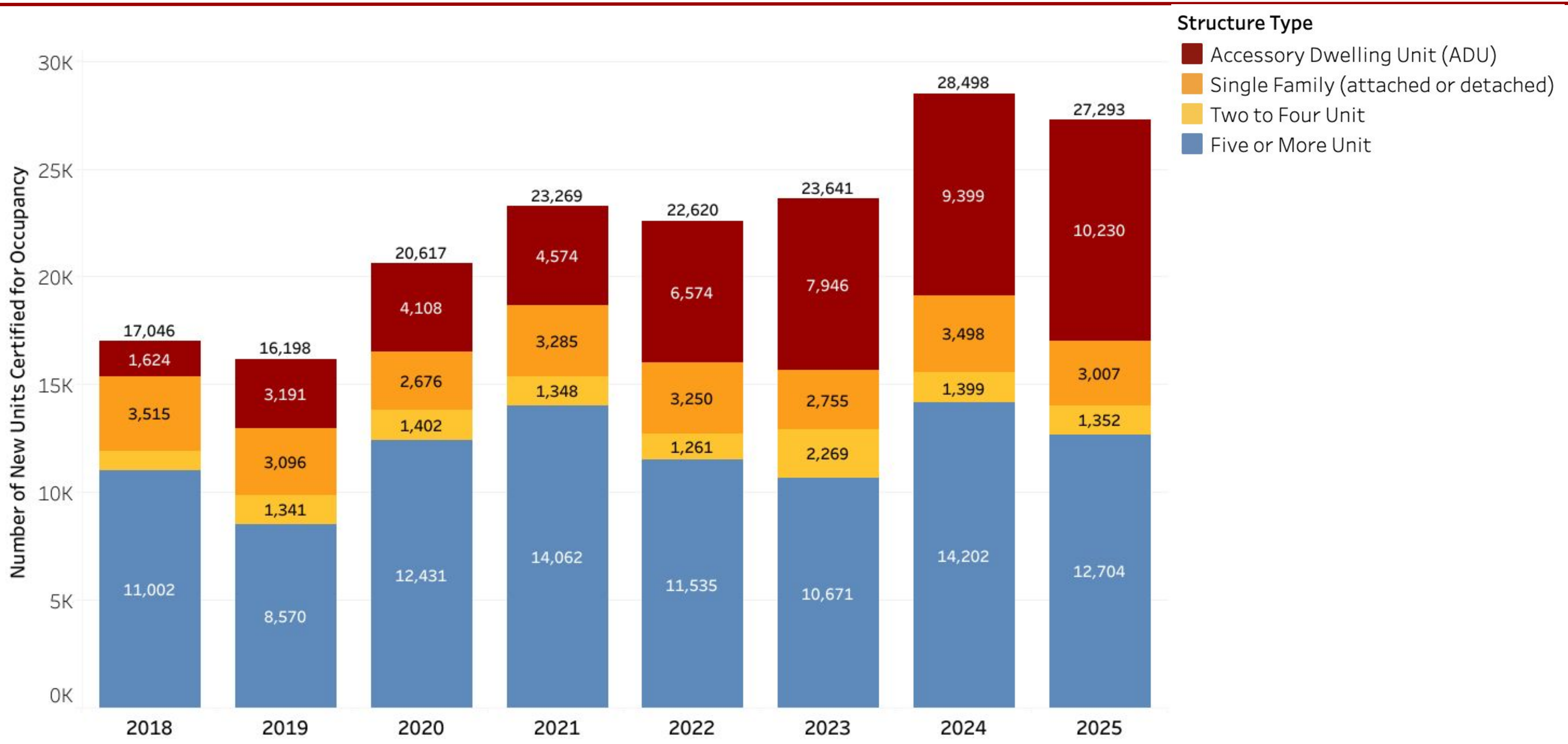
Current Trends in Countywide Housing Production

Between 2018 & 2025,
over 179,400 new housing units certified for occupancy in LA County.

84% (149,800) Rental units	**16%** (29,600) Owner-occupied units

Of the 149,800 rental units,
just **11% (17,000)** were affordable to low-income households.

ADUs: 37% of total new housing units in LA County in 2025, higher than any other year



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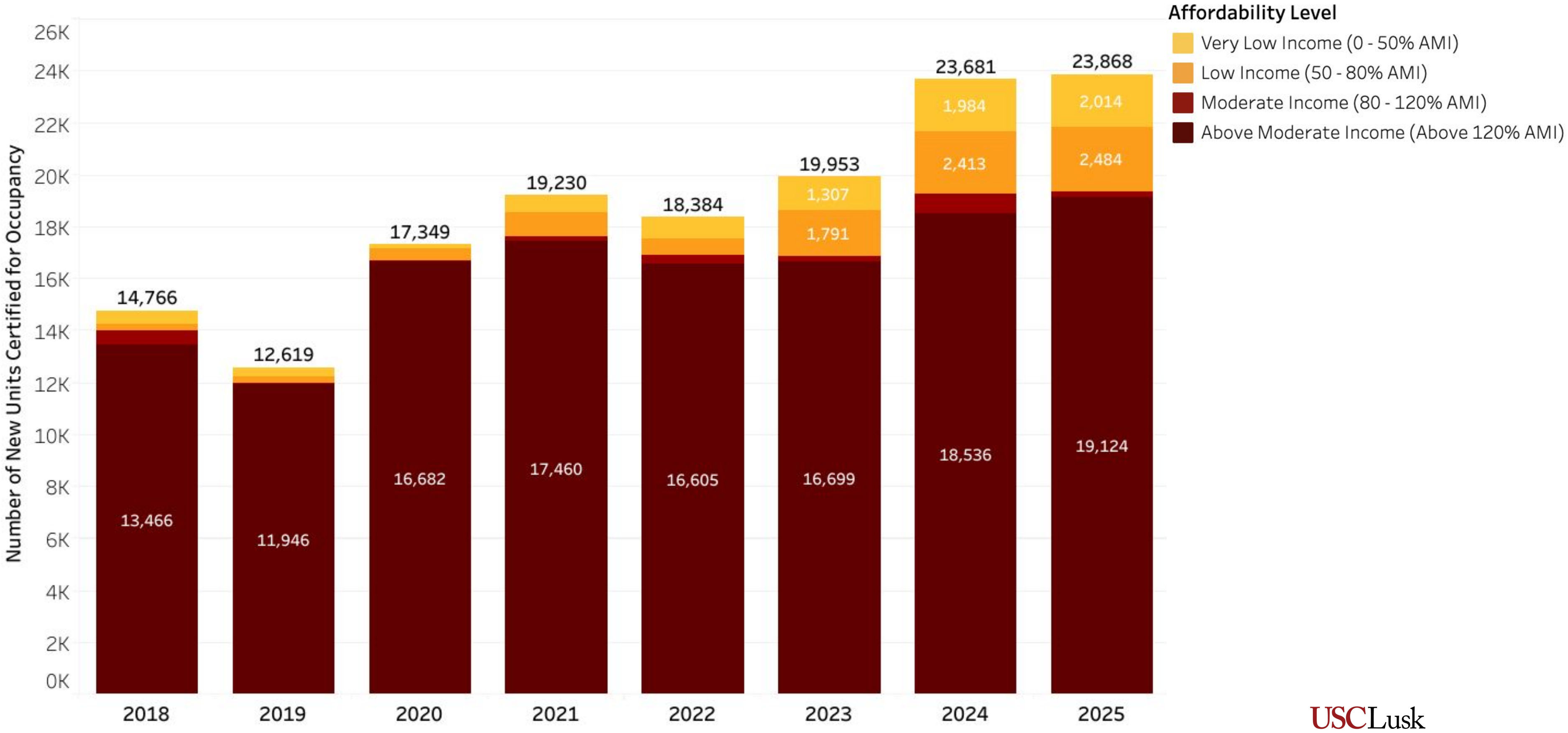
2025 was the Strongest Year On Record For New, Affordable Rental Units



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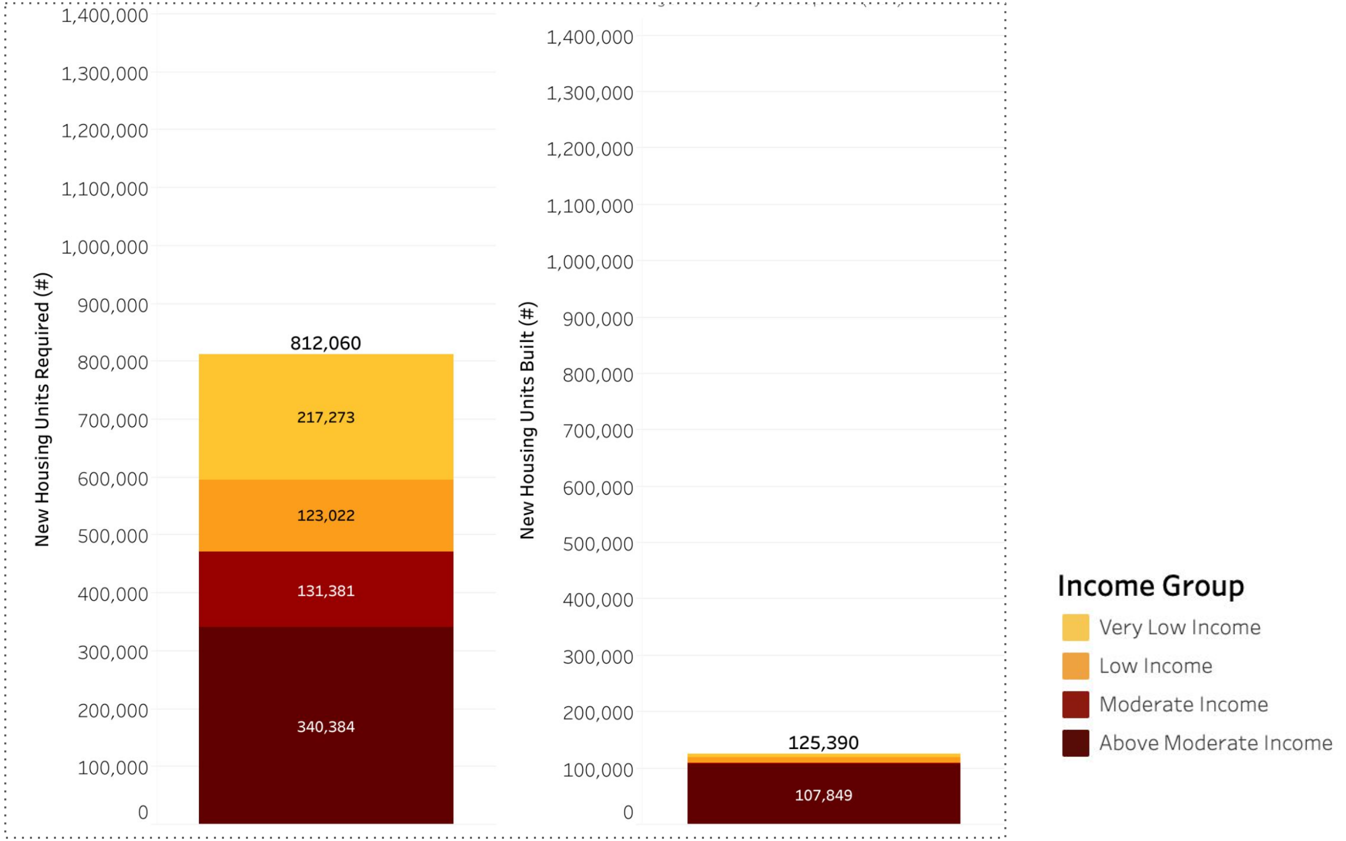
Progress status towards housing goals — not enough housing at any affordability level



Long Construction Timelines in City of Los Angeles Persist

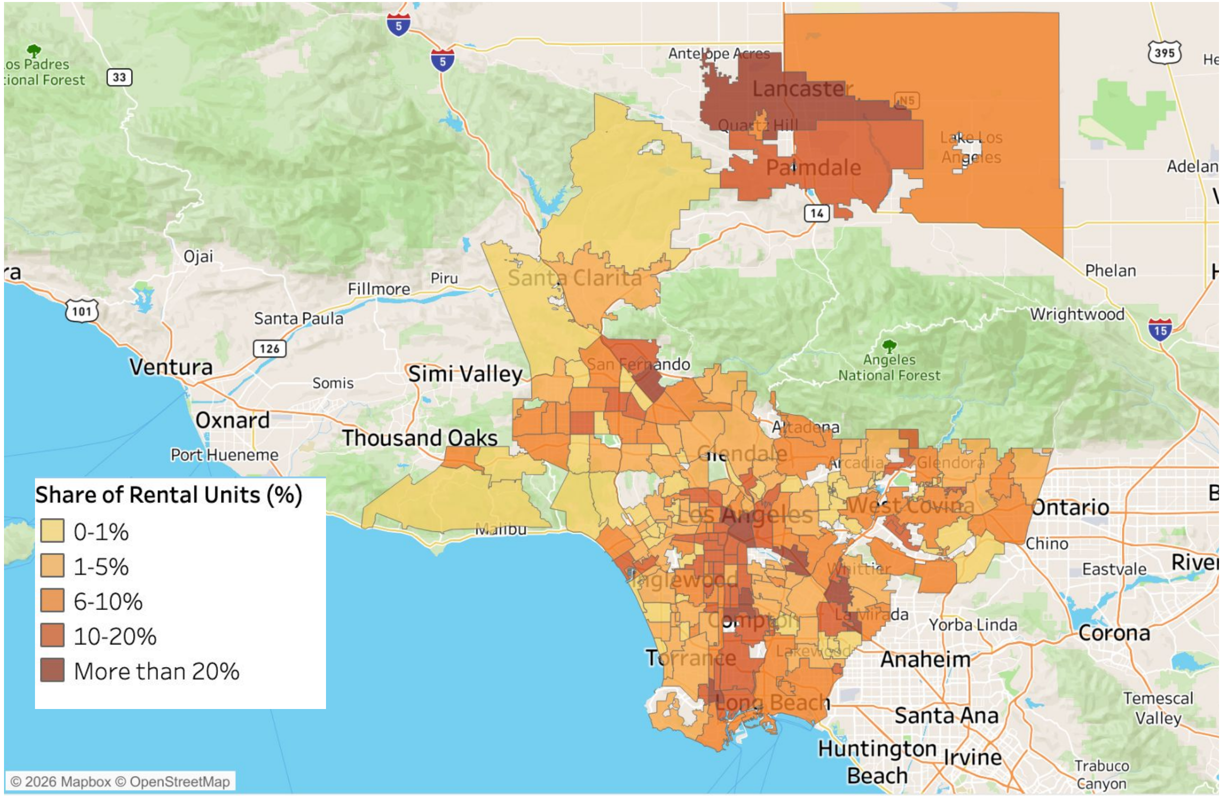
Overall

~19 months	vs.	4-6 months
Permit to completion in City of Los Angeles		Permit to completion nationally

Multifamily (5+ units)

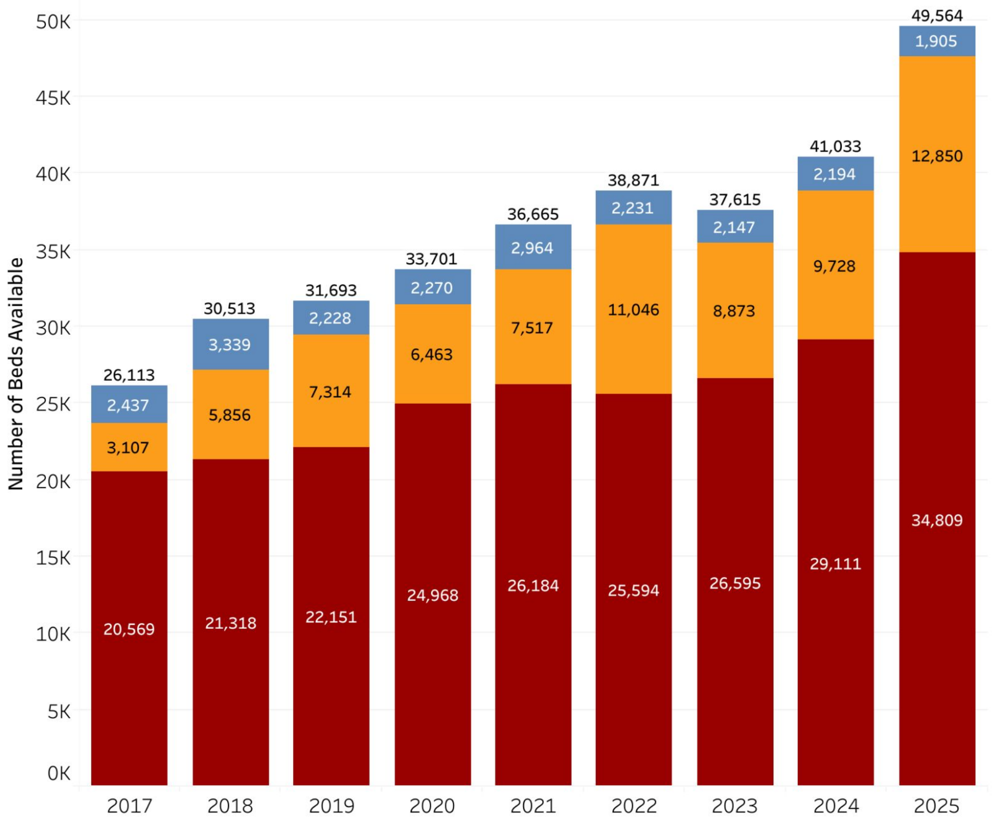
37 months	vs.	36 months
Market rate		Affordable

Federal and State Subsidized Housing Makes Up Less Than 7% of Rentals



- Compare to **23%** of New York's housing stock
- Concentrated in neighborhoods with **lower median income** than the county

Permanent Housing for Houseless Angelenos Reaches Decade High



49,564

Total permanent beds countywide

Permanent Supportive Housing increased by **69%** since 2017

Rapid Rehousing **quadrupled** since 2017

Housing Type

- Other Permanent Housing
- Rapid Rehousing (RRH)
- Permanent Supportive Housing (PSH)

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Key Findings:
Population Characteristics

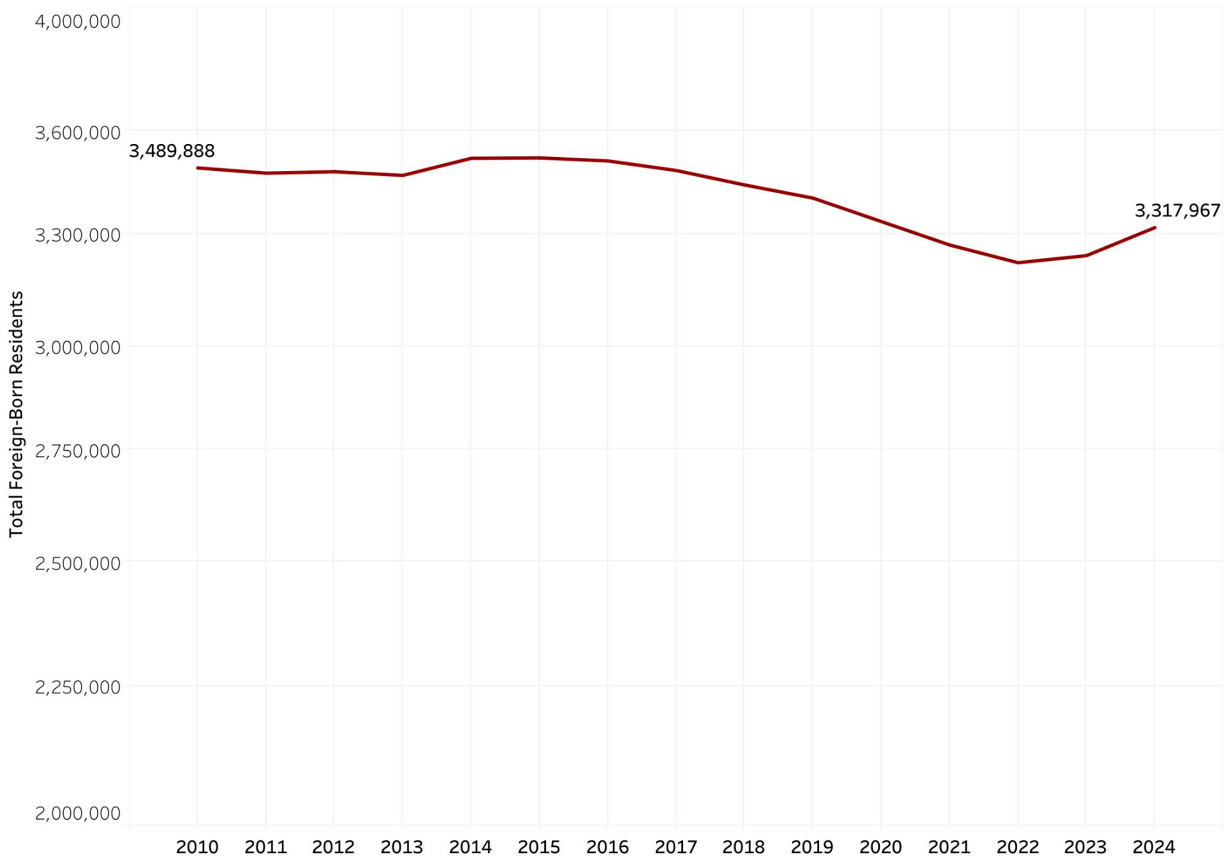
What changed in this year's report?

- The population of Los Angeles County **grew slightly** by around 1%
  - Still slightly lags behind California's population growth (1.2%) and the United States' (1.6%)
  - City of Los Angeles had the third-highest increase in total population across all cities in the United States
- Single-Person Households Are Leveling Off

What stayed the same?

- Total number of households in Los Angeles County continues to rise
- LA County continues to **get older,** and the share of **families with children** continues to decline.

Foreign-Born Population Slightly Rises, Reversing Decline Since 2015



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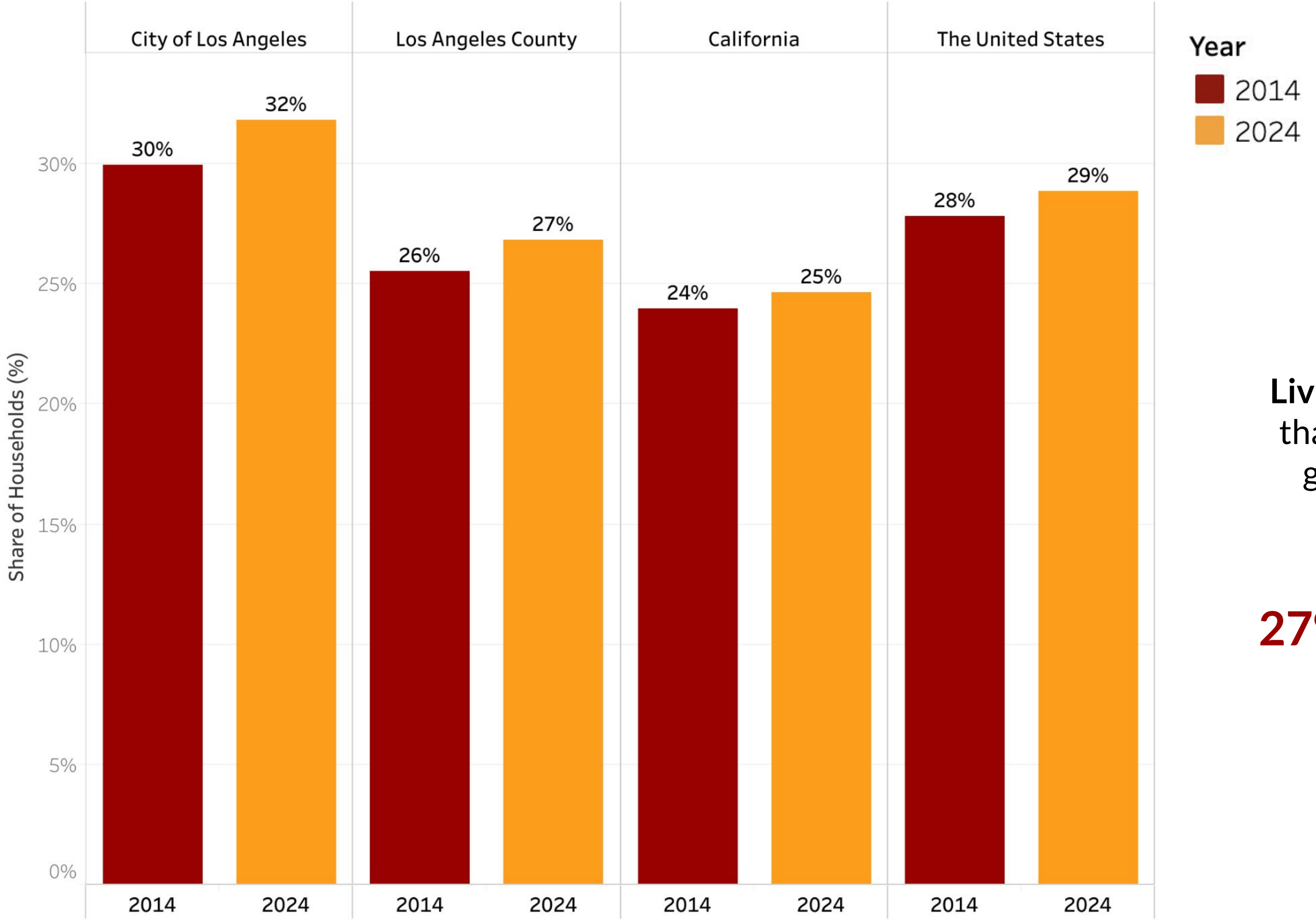
Single-Person Households are Leveling Off



Living alone: Higher share than 10 years ago, but no growth since last year

27% in both 2023 and 2024

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Key Findings: Homeowners

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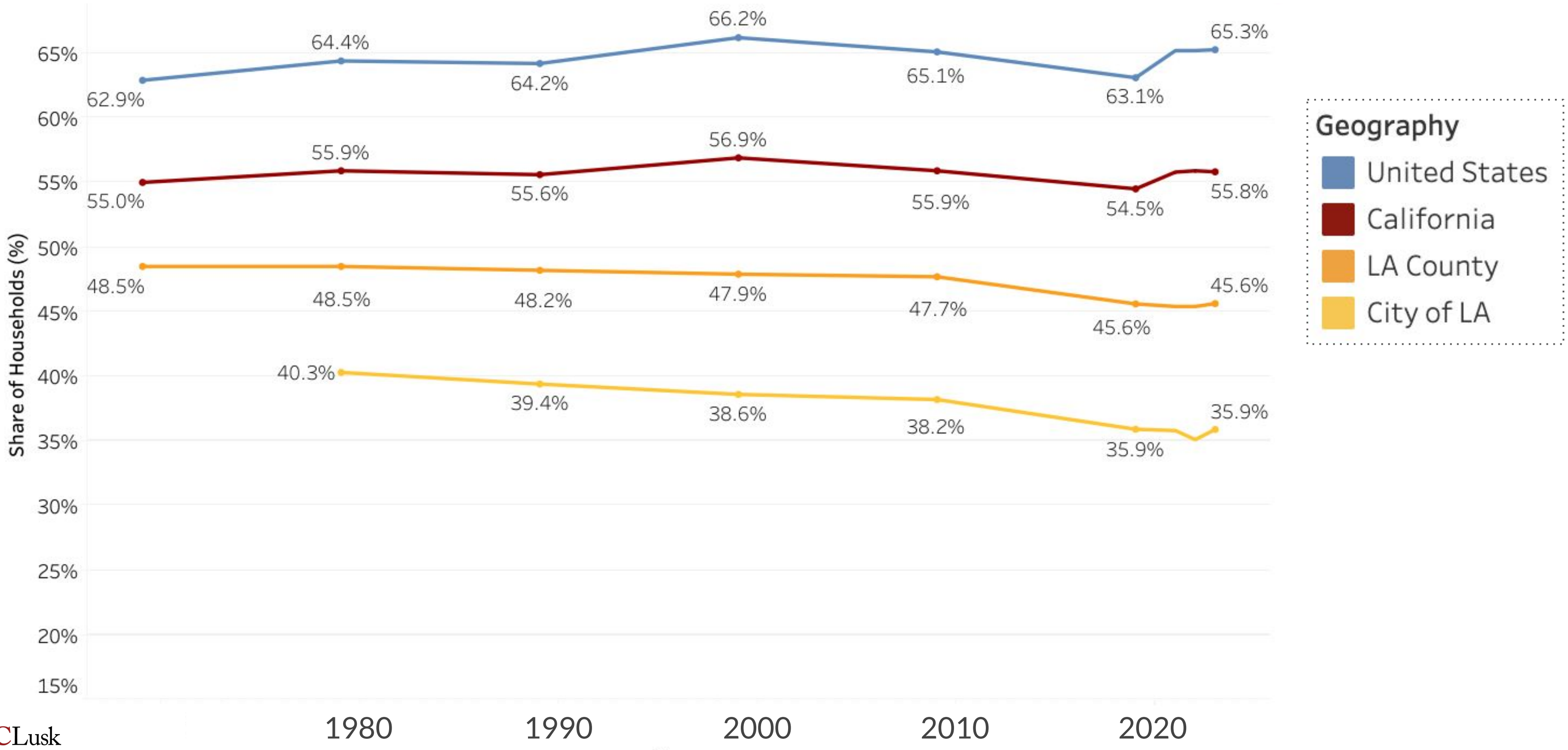
Homeownership rates across California and the U.S. have begun rising again in recent years, but not in the city or county



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Key Numbers: Homeownership

Median home value is **10x** greater than median household income

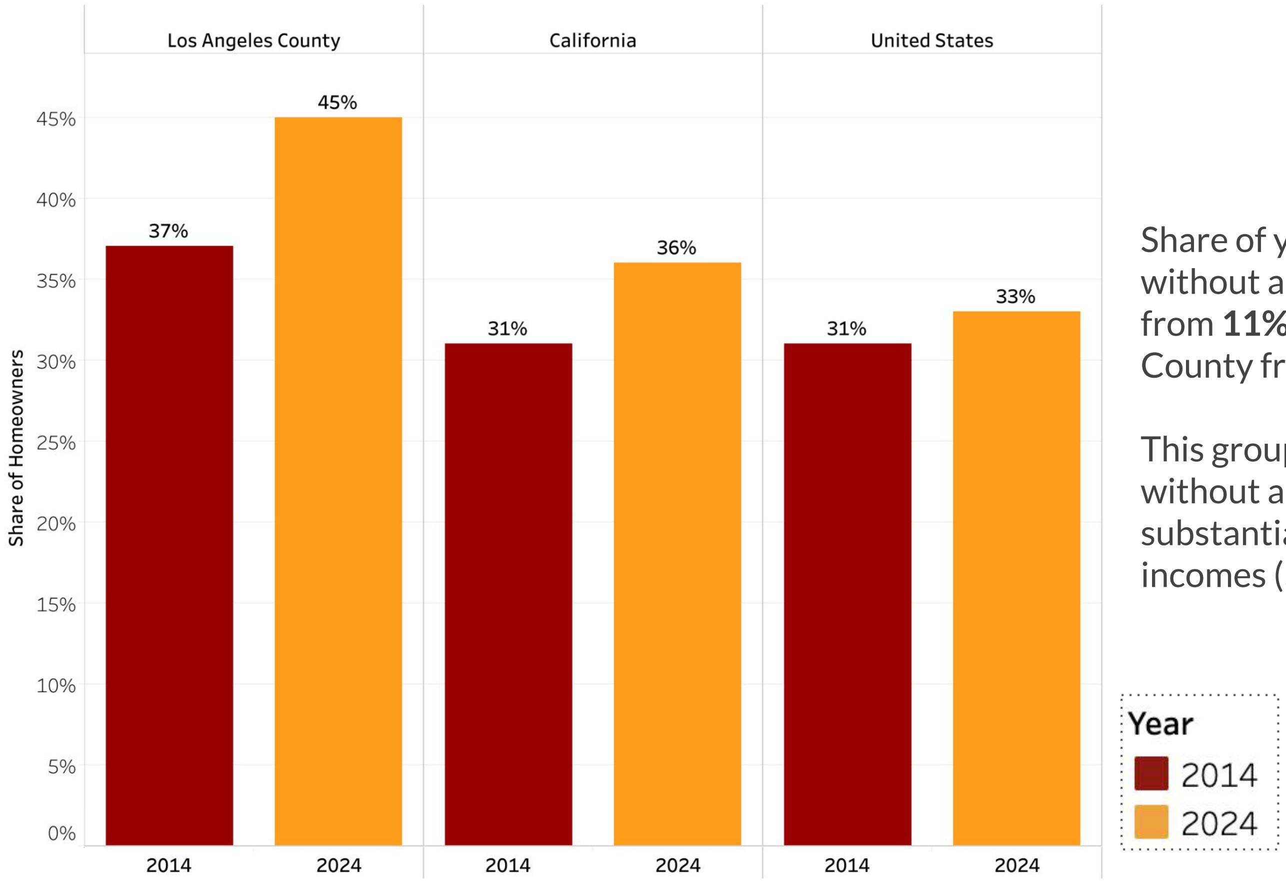
- Compare to **8x** for California and **4x** for the U.S.

Homeownership Declines Most Among Middle-Income Households

- Down **23%** for households making $50k-$99k
- Down **29%** for households making $100k-$149k

All dollar amounts are inflation adjusted to 2024 $.

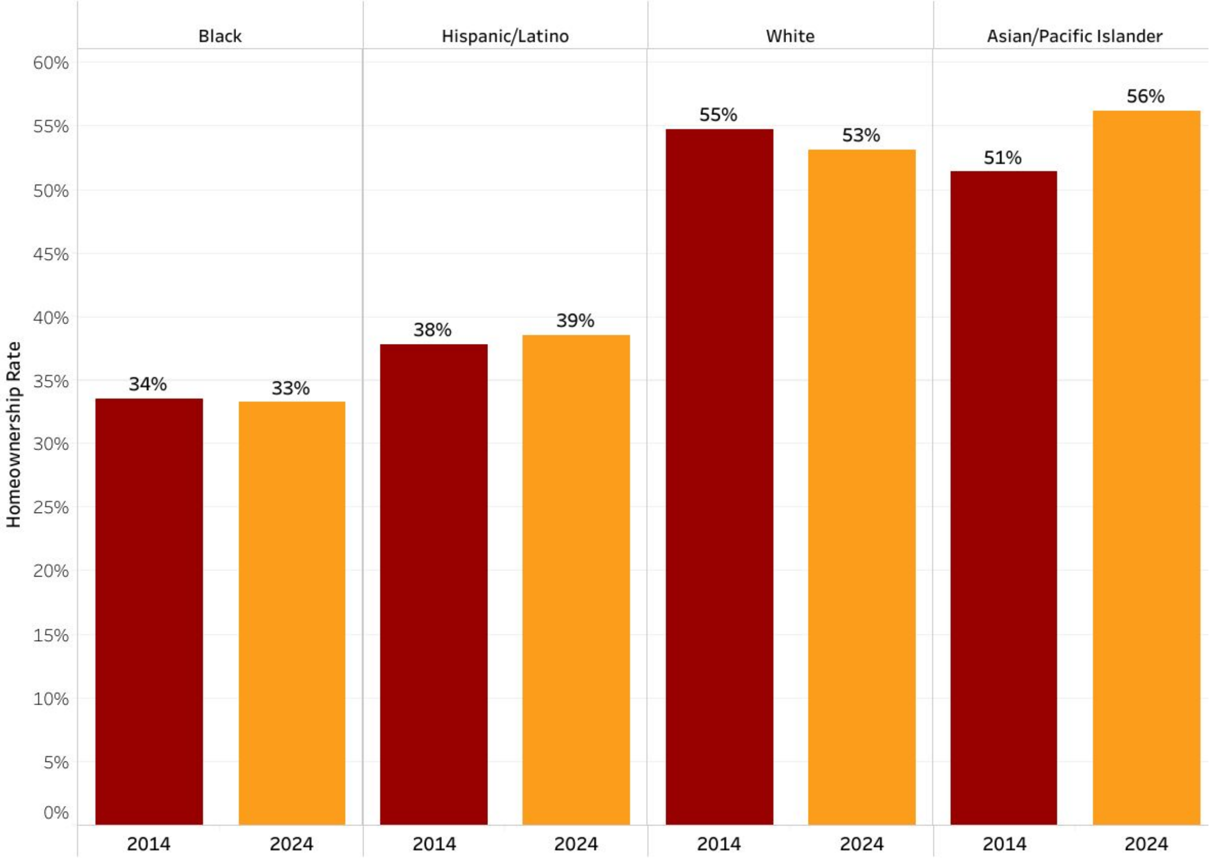
Homeownership in Los Angeles: Low Turnover, Inherited Properties



Share of young homeowners without a mortgage increased from **11% to 14%** in Los Angeles County from 2014 to 2024

This group of young homeowners without a mortgage has substantially lower average incomes ($60,000 less)

Racial Disparities in Homeownership



- County Homeownership rate: 46% of households
  - 39% for Hispanic/Latino households
  - 33% for Black households, a slight uptick from 31% in 2023
- Only Asian/Pacific Islander households saw substantial increases in homeownership between 2014 and 2024

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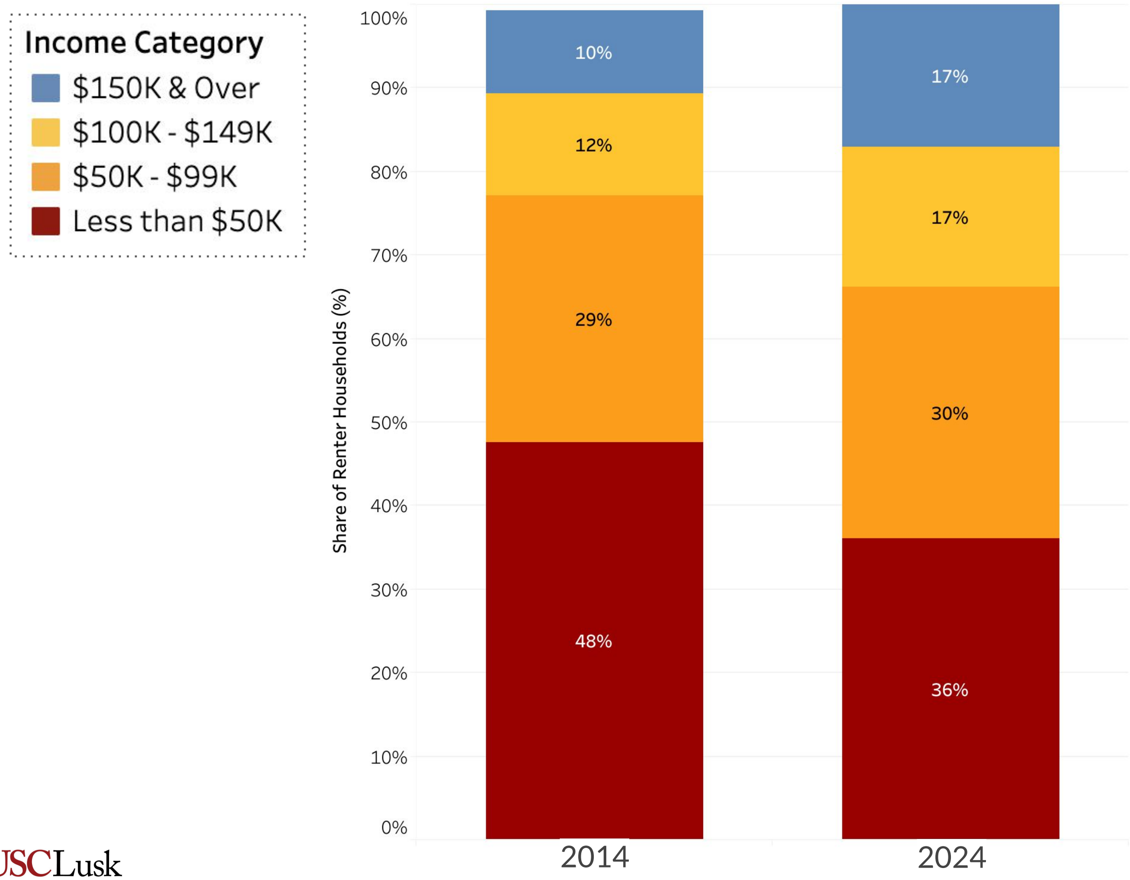
Key Findings:
Renters

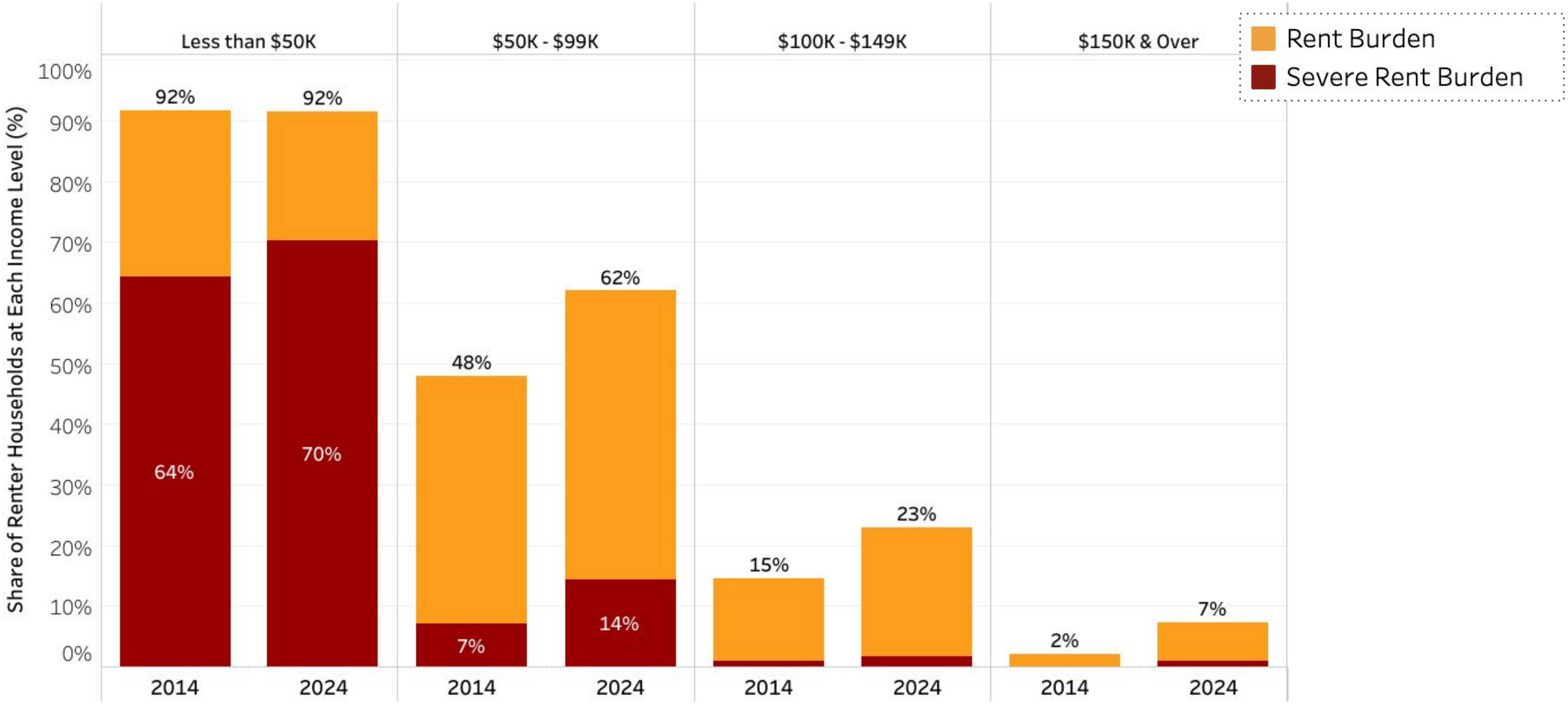
More High-Earning Renters



More high-income households entering the Los Angeles rental market (10% in 2014 to 17% in 2024), **making it the fastest-growing share among income groups**

All dollar amounts are inflation adjusted to 2024 $.

Rent Burden is Getting Worse Across All Income Levels



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Renter Affordability for Specific Groups

- Black renters were the only group for whom the share experiencing rent burden or severe rent burden **increased** from 2014 through 2024
- Two-thirds of older adult renters were rent-burdened
- Rent-burden declined among Hispanic/Latino renters from 64% in 2014 to 57% in 2024

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Report Findings: Houseless Angelenos

Benjamin Henwood, Ph.D.
Professor of Social Policy and Health
USC Suzanne Dworak-Peck School of Social Work

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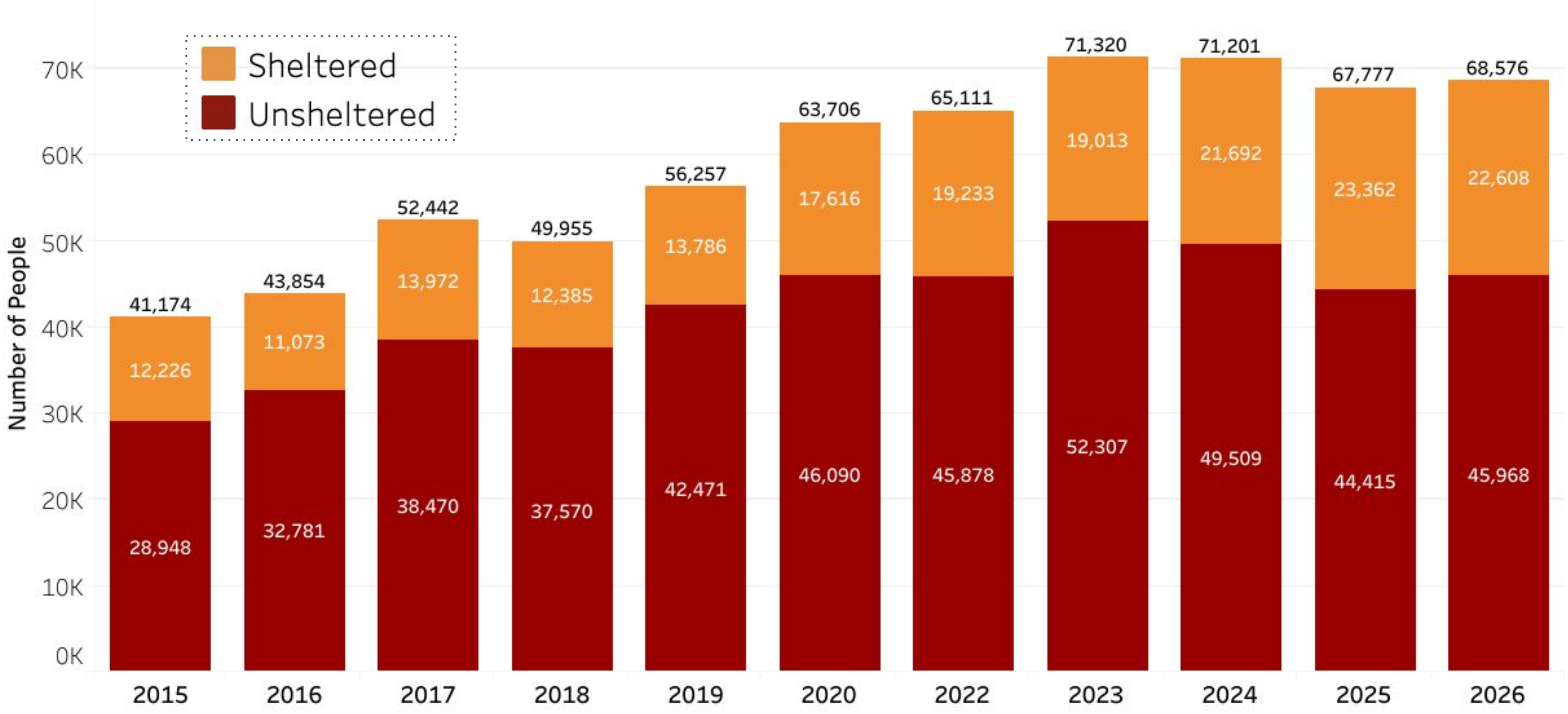
While homelessness surged over the past decade—largely among unsheltered residents—2025 marked a significant decrease, and 2026 held steady.



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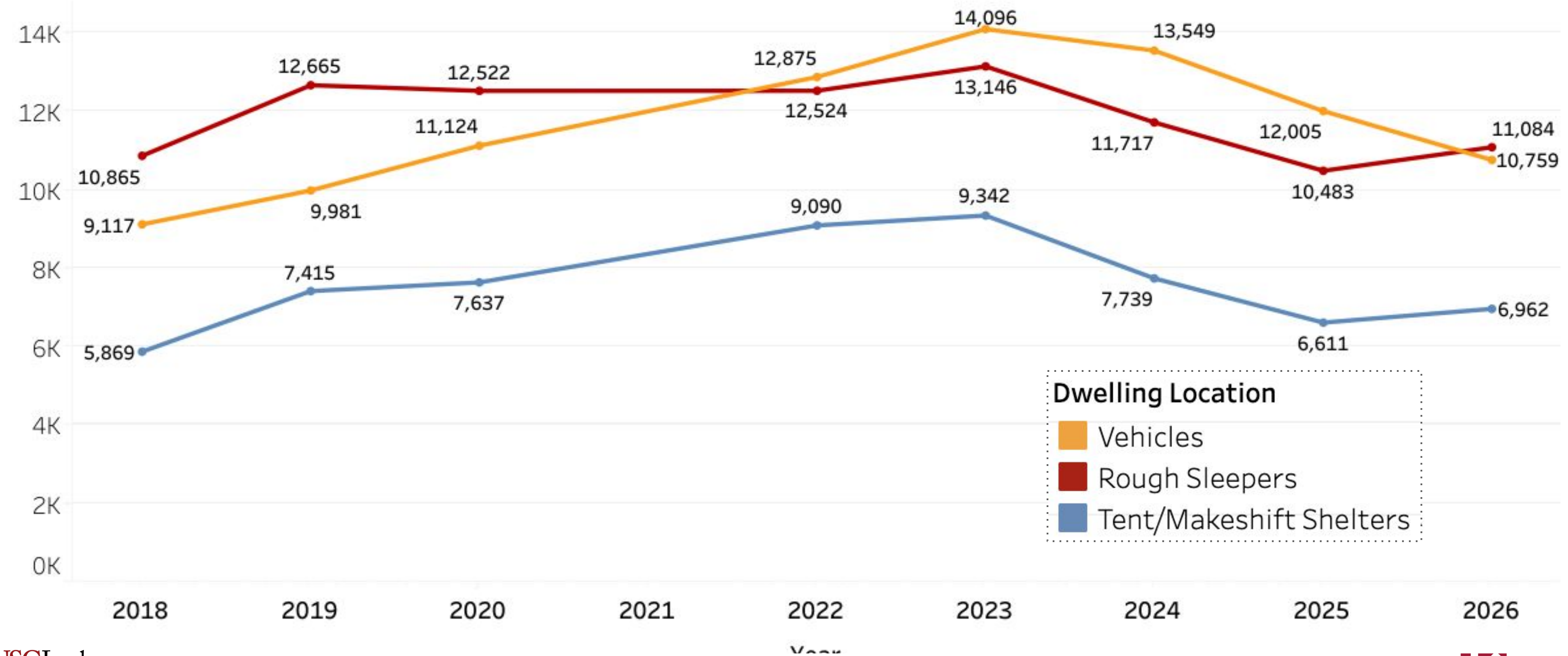
Vehicles are a rising form of unsheltered homelessness, but rough sleepers are again the dominant modality countywide in 2026



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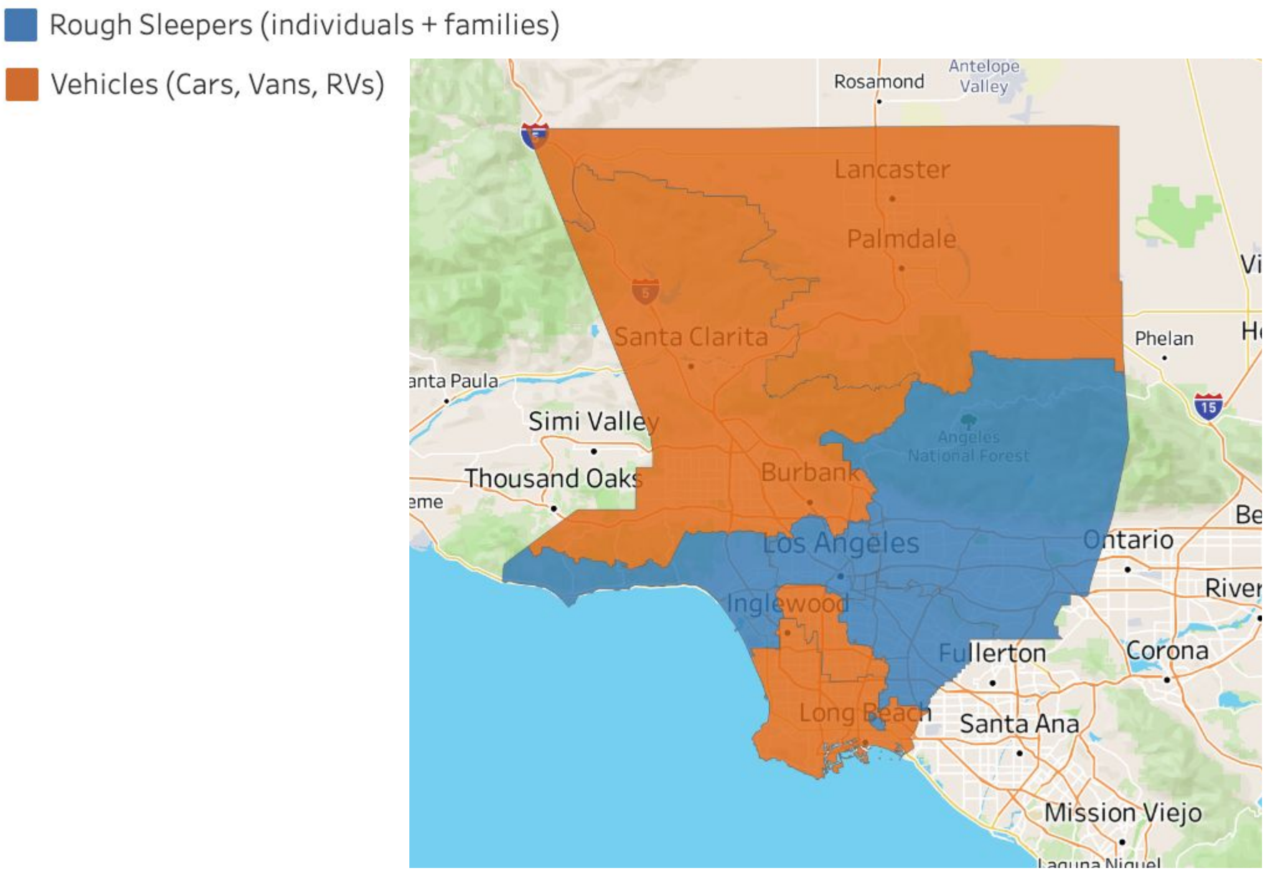
Geographic Variation in Unsheltered Homelessness Modality



Adults living in vehicles were significantly more likely to be:

- women
- aged 62 or older
- employed full- or part-time
- residing with a pet

and significantly less likely to be:

- chronically homeless
- report a serious mental illness
- report a substance use problem

May capture a population with **fewer compounding clinical vulnerabilities** and characteristics consistent with a **more recent entry into homelessness**.

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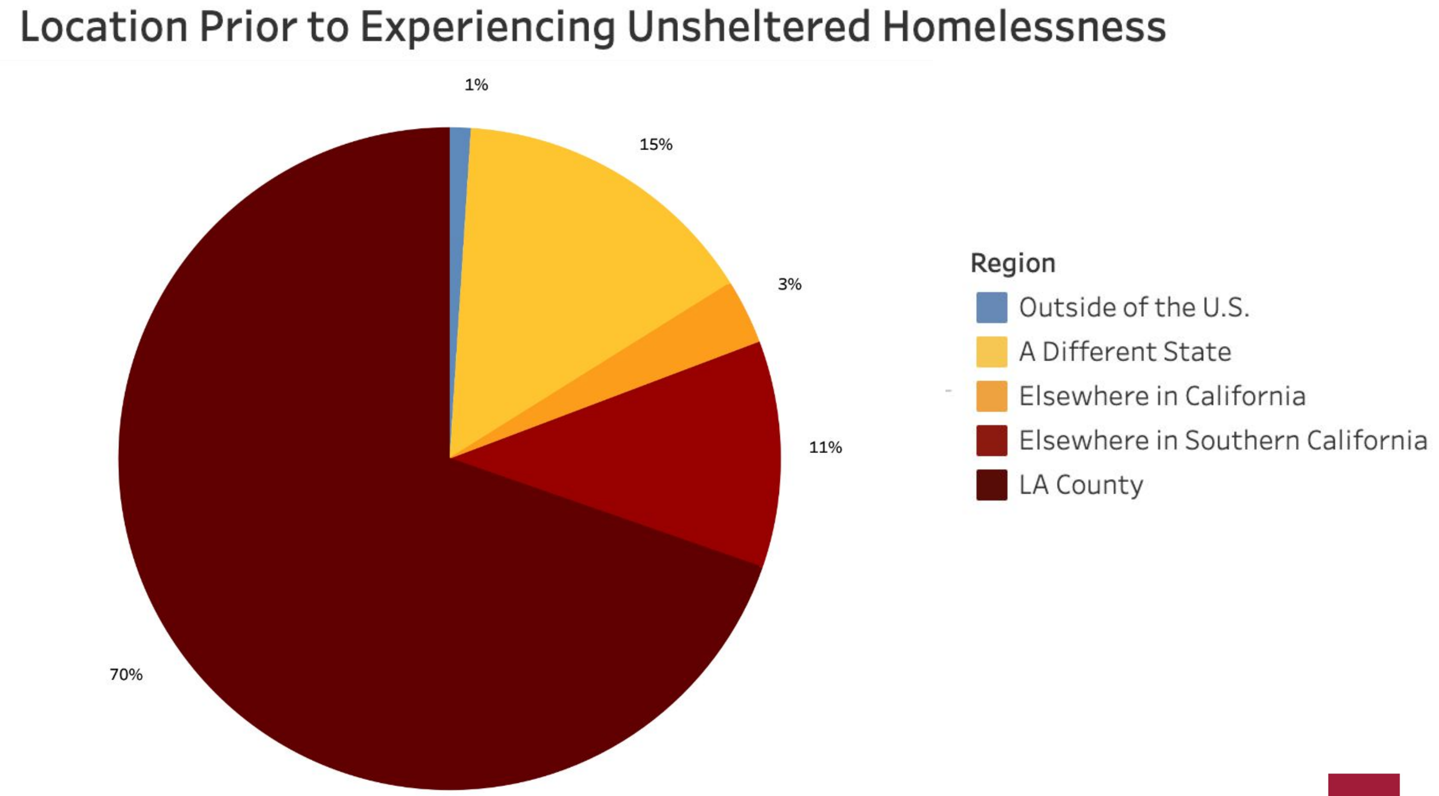
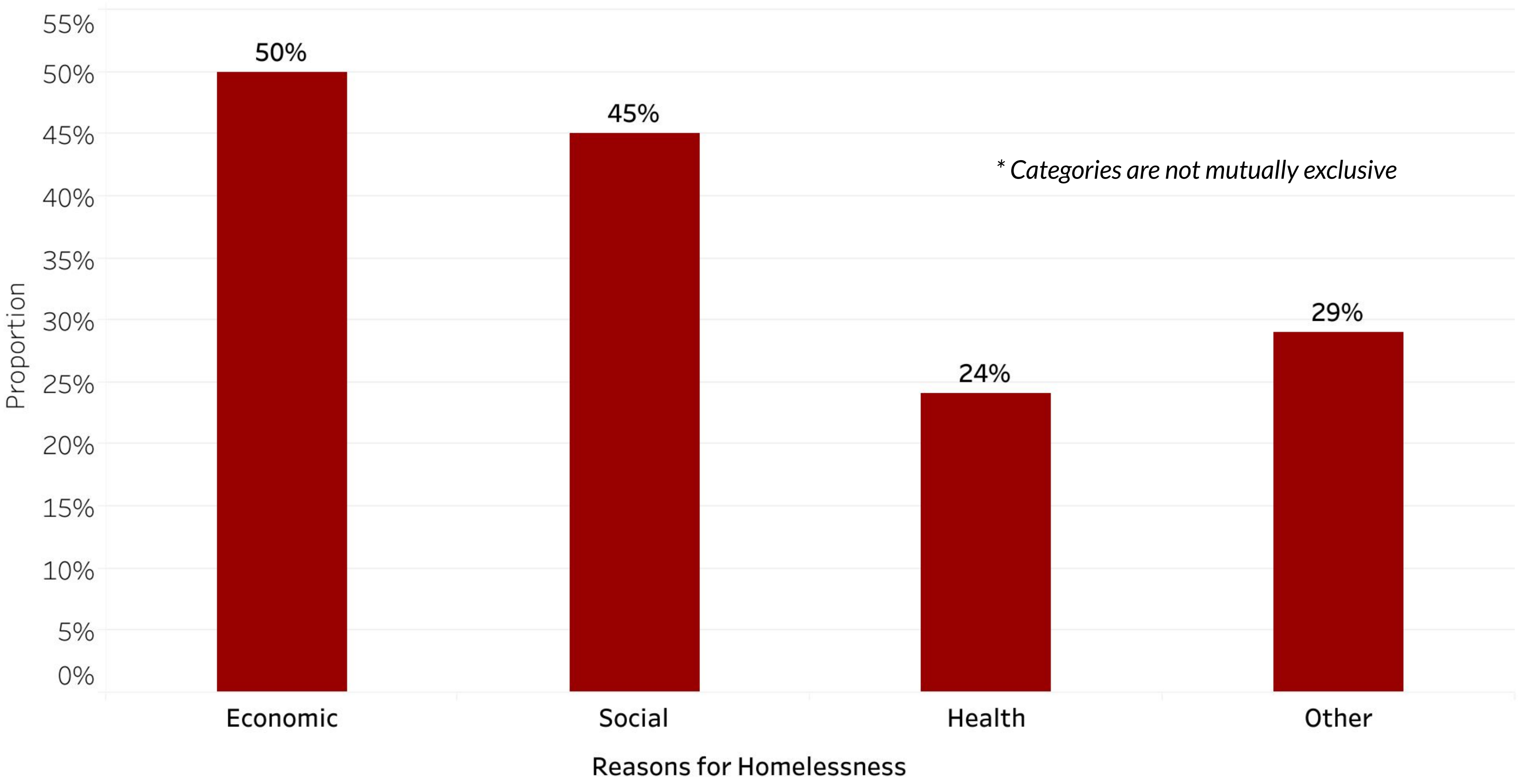
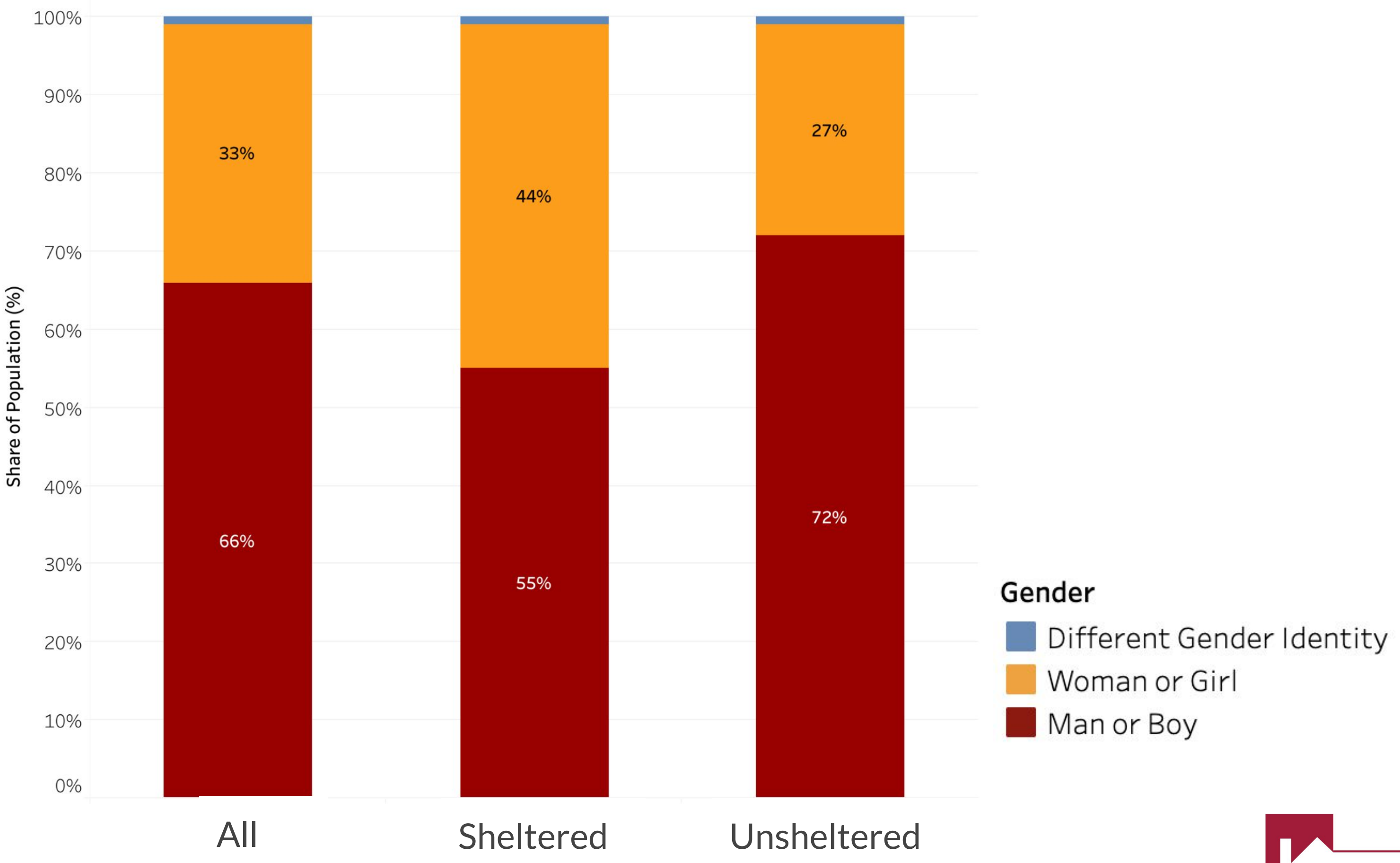
Most unsheltered residents were last housed locally – a sign the crisis stems from affordability, not migration



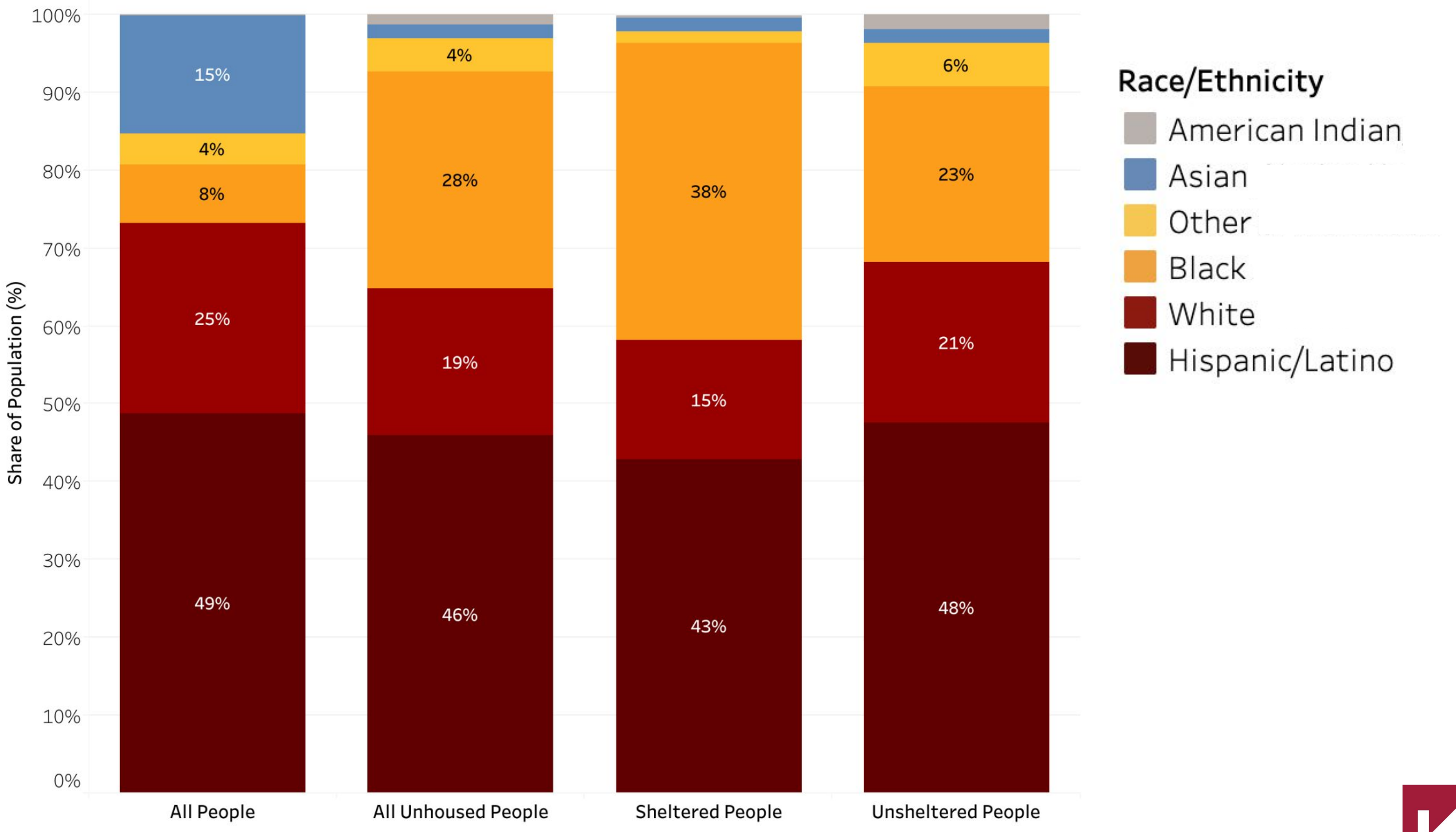
Housing Loss Rarely Has a Single Cause



Homelessness Looks Different for Women and Men



Black Angelenos are overrepresented among the unhoused: 28% of the homeless population, but just 8% of County residents



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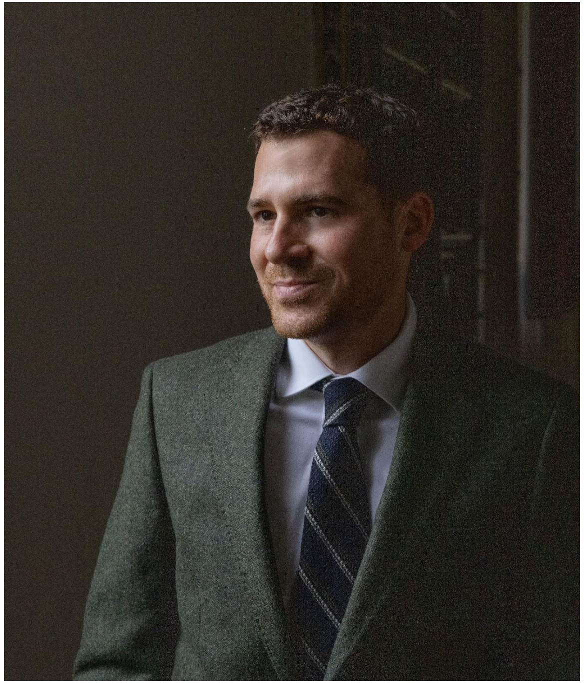
Report Findings: Naturally Occurring Affordable Housing



Jared Schachner, Ph.D.
Research Assistant Professor
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What is Naturally Occurring Affordable Housing (NOAH)?

Discussions of affordable housing often focus on **government-subsidized housing**, but this overlooks another, often much larger, source of relatively affordable housing: unsubsidized units that stay affordable through market dynamics alone, commonly known as **naturally occurring affordable housing (NOAH)**

(a) **Total Affordable Rental Units** − (b) **Government-Subsidized Rental Units** = **NOAH**

Measuring both (a) and (b) is harder than it sounds:

- **(a)** requires a definition of "affordable" that is often contested
- **(b)** requires a complete inventory of subsidized housing, which is particularly difficult for local (i.e., non-federal, non-state) subsidy programs

Measuring Affordability: The Challenge — and a Novel, L.A.-Specific Solution

Income-Based Approach

- **No consensus on average income level** (i.e., county? neighborhood?) or affordability threshold
- **Relies on self-reported survey data on rents**, which is prone to measurement error and includes long-term renters, rather than rental listings
- **Neighborhood-level data precludes identification of specific buildings/parcels** that might be considered affordable — too coarse for preservation targeting

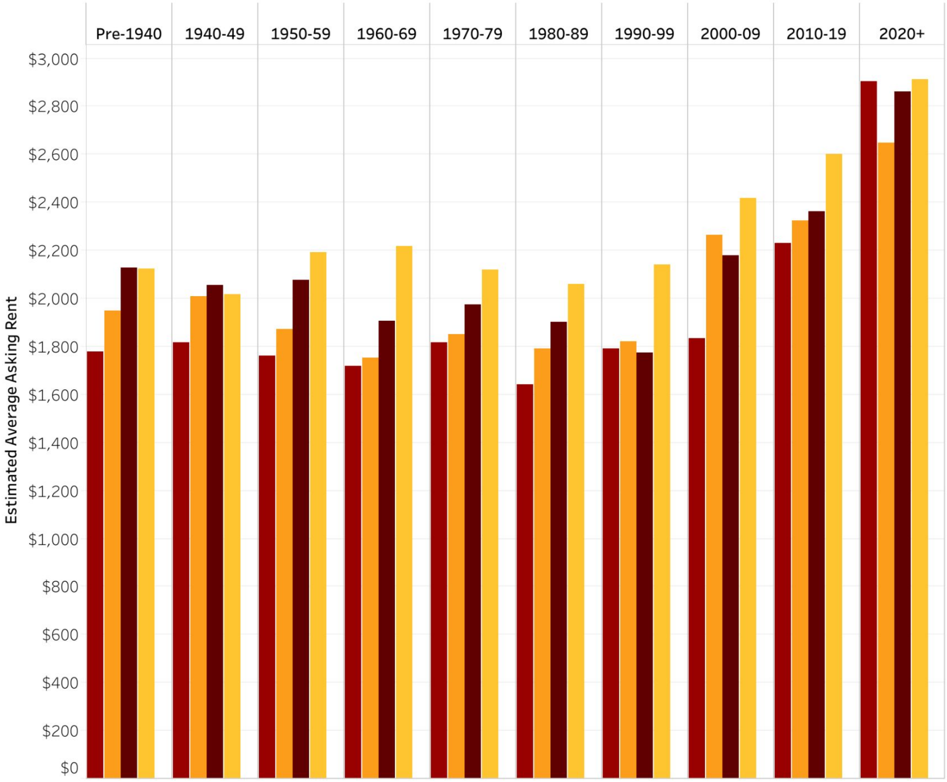
Property Characteristics Approach

- **Building age** (pre-1990)
- **Number of units** (5–49)
- **Ownership type** (mom-and-pop vs. corporate)

- **Limitations:** strict threshold (all three criteria must be met), binary (does not capture variation in affordability among NOAH units), not L.A.-specific

Our approach — presented on the next slide — builds on this foundation, addressing all three limitations.

What Predicts More Affordable Rents in L.A. County? Building Age and Size



Estimated Average Asking Rent, by Building Vintage and Size

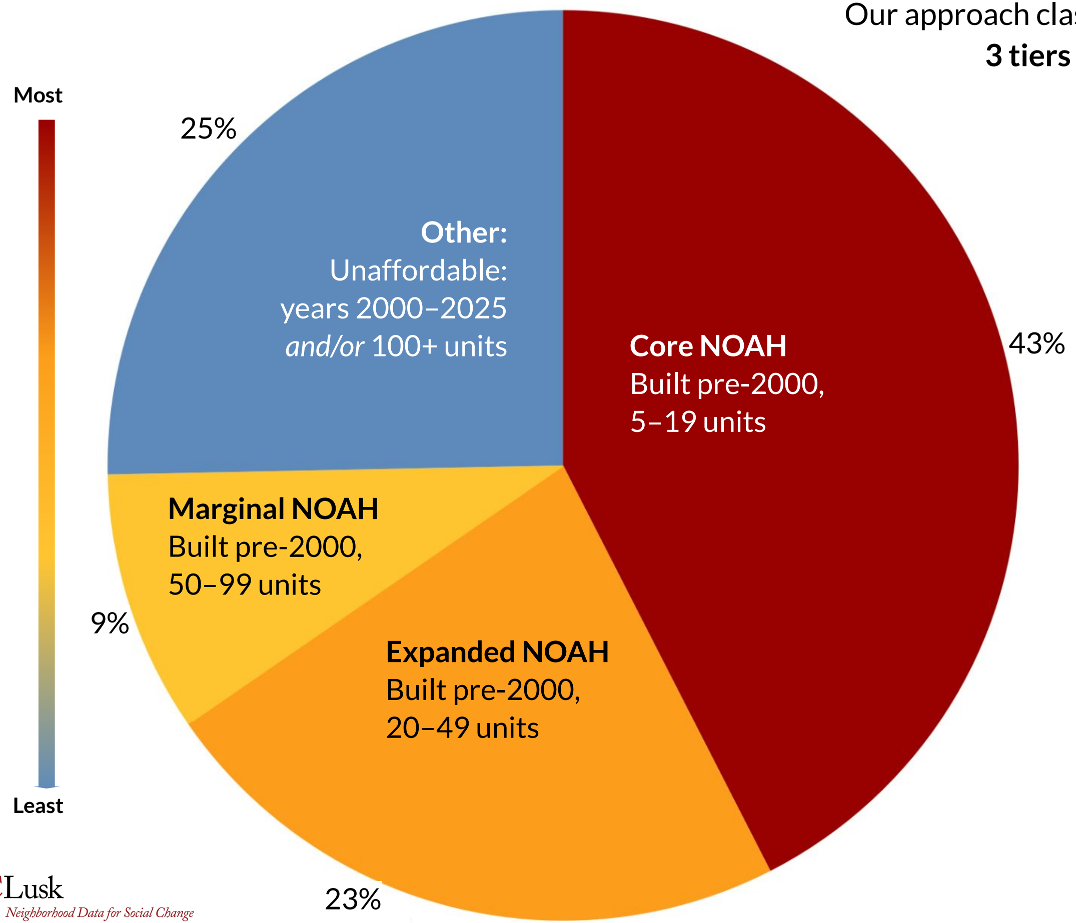
- **Ownership:** mom-and-pop vs. institutional *not* linked to lower rent
- **Age:** the rent break is at 2000, not 1990
- **Size:** even within similarly-aged buildings, 5–19 unit buildings command lower rents than larger buildings (i.e., 20–49 units or 50-99 units)
- **Pre-2000 buildings with 50–99 units** still show a rent discount

*These patterns are the basis for our **three** NOAH tiers.*

Property Size

- 5-19 units
- 20-49 units
- 50-99 units
- 100+ units

Defining NOAH: Three Tiers of Relative Affordability



Our approach classifies multifamily rental housing with 5+ units into **3 tiers of NOAH + one non-affordable comparison group**

Key caveat:

Each NOAH tier is affordable relative to other units (~$500 month/less)*, but often still imposes cost burdens on lower-income residents — a point to which we will return*

Together: **809,000 units (75%)** of LA County's multifamily (5+) rental stock — out of 1.08 million units — classify as NOAH, with nearly half of NOAH in Core.

All dollar amounts are inflation adjusted to 2024 $.

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Breaking Down NOAH by Submarkets: Hollywood-Studio City Stands Out

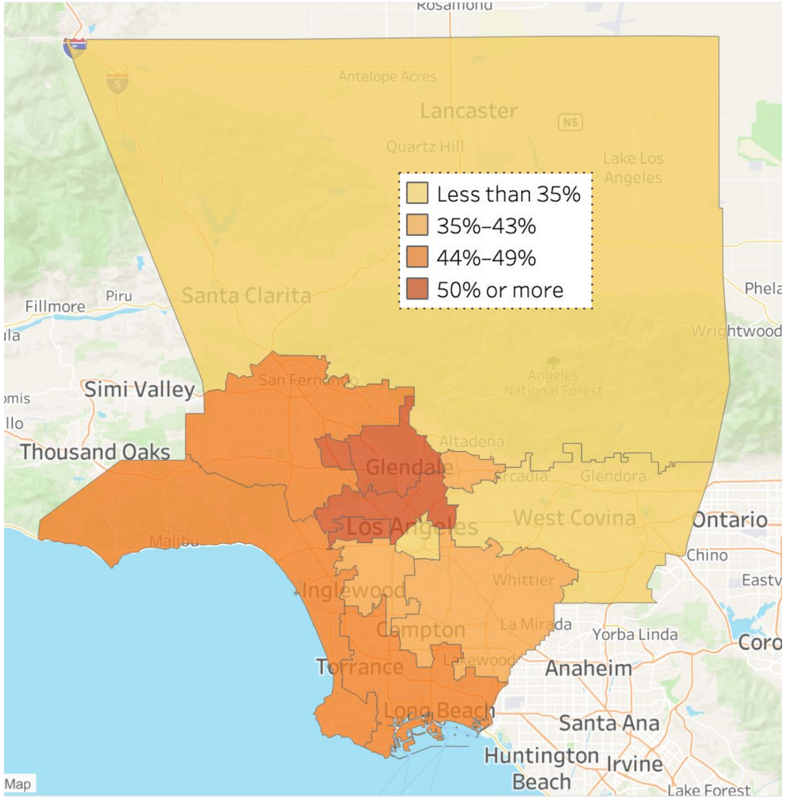
NOAH units are distributed **broadly** — but geographically **unevenly** — across L.A. County

By Total NOAH Units (of 12 submarkets)

Rank	Submarket	Value
1	Hollywood-Studio City	~155,000
2	Long Beach-South Bay	~102,000
3	San Fernando Valley	~102,000
10	Pasadena	~14,200
11	Palmdale-Lancaster-Santa Clarita	~13,300
12	Downtown	~9,600

By NOAH Concentration (% of multifamily 5+ rental stock)

Rank	Submarket	Share
1	Koreatown-Mid City	62%
2	Hollywood-Studio City	61%
3	Burbank-Glendale	57%
10	San Gabriel Valley	32%
11	Palmdale-Lancaster-Santa Clarita	17%
12	Downtown	15%



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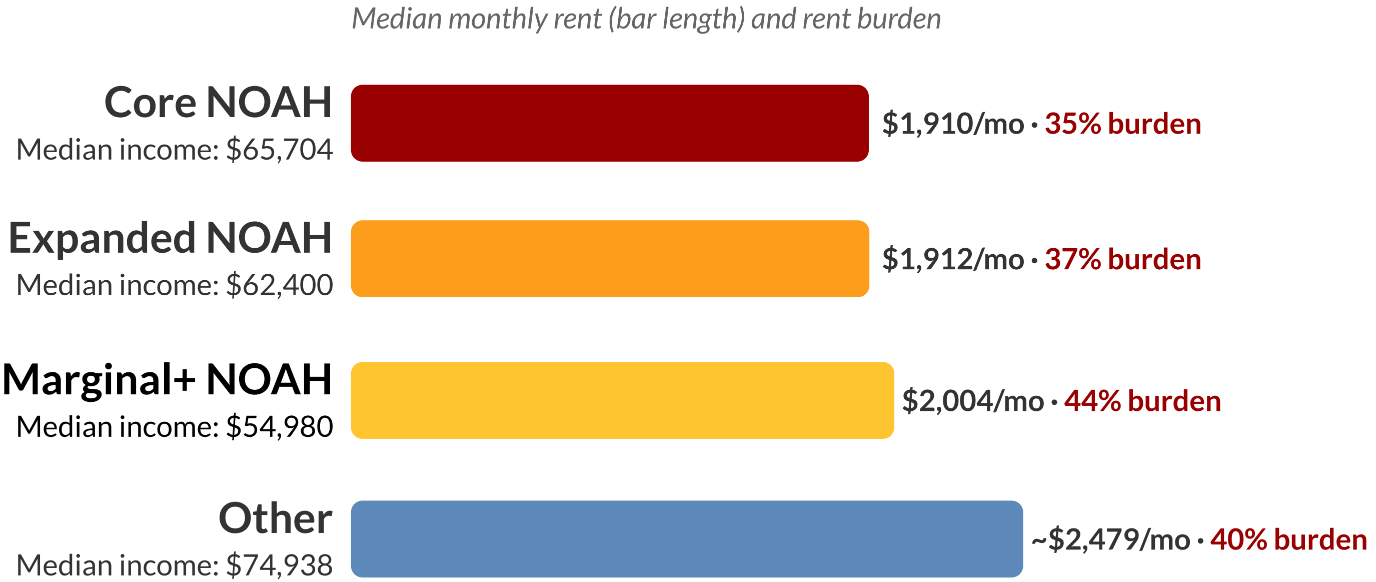
Validating NOAH: Lower Rents, Lower Incomes, Persistent Burden

Individual-level ACS data confirm the pattern: NOAH renters pay **~$500/month less** than renters in non-NOAH units, the same gap estimated using CoStar data.

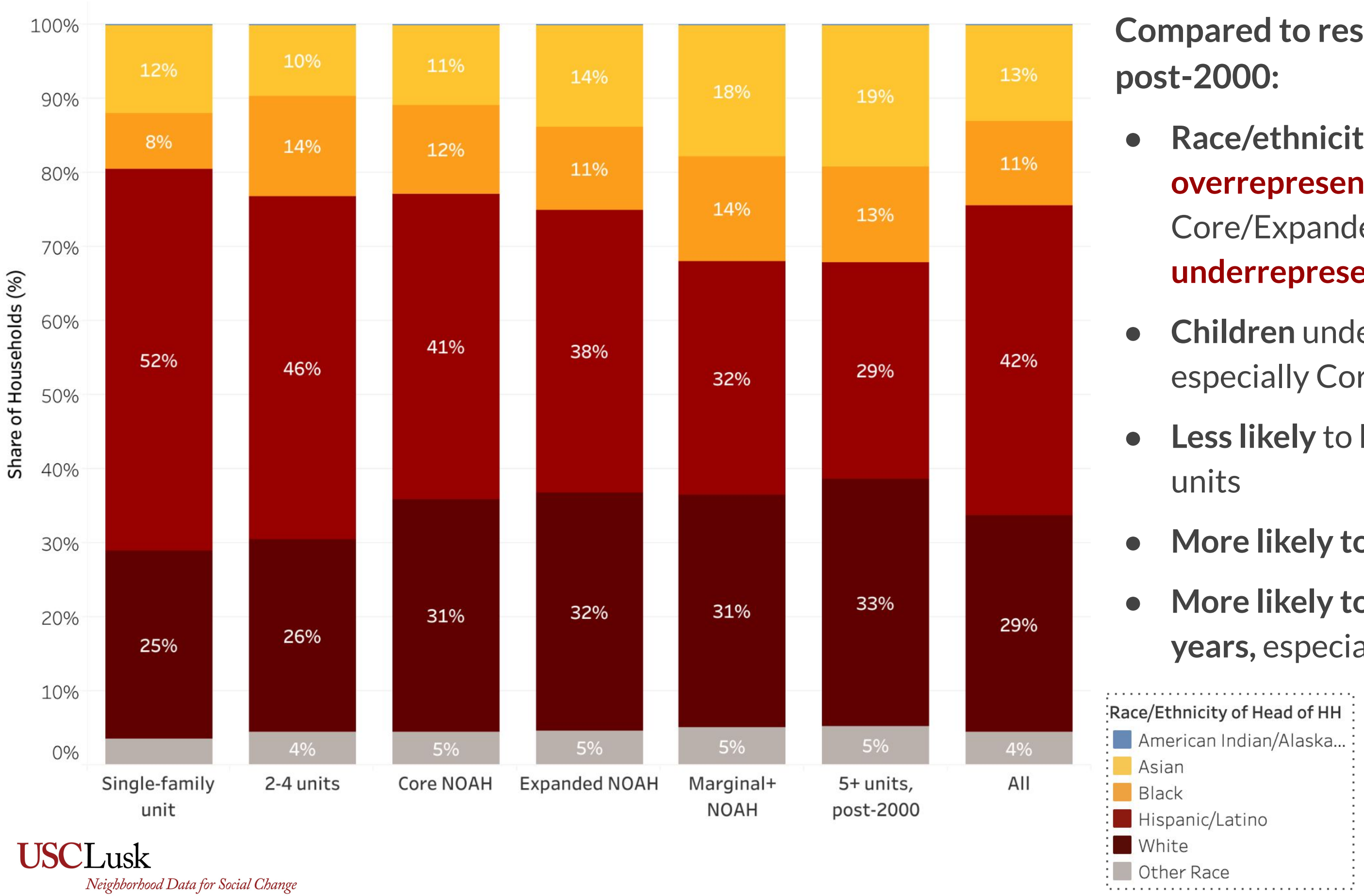
Within NOAH, Core and Expanded renters pay meaningfully less than Marginal renters.

But NOAH renters also have **lower incomes** than renters in newer, larger buildings, so despite paying less, they remain rent-burdened.



All dollar amounts are inflation adjusted to 2024 $.

Who lives in NOAH Units: A Diverse, Long-Tenured Population



Compared to residents of 5+ units, post-2000:

- **Race/ethnicity:** Hispanic/Latino households **overrepresented** in NOAH, especially Core/Expanded; Asian-headed households **underrepresented**
- **Children** under age 18 more likely present, especially Core and Expanded
- **Less likely** to have a college degree in NOAH units
- **More likely to be age 62+** in NOAH units
- **More likely to have been in the unit 10+ years,** especially NOAH Core

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Preserving NOAH is critical to sustaining the County's limited affordability, but preservation alone is not enough.

Residents:

- Diverse and often long-tenured, and frequently rent-burdened, though rent burden is less severe in Core and Expanded NOAH than it is in newer stock

Scale & geography:

- ~809,000 NOAH units countywide. Core is estimated to account for about a quarter of all occupied rental units in LA County
- Distributed unevenly across submarkets, so preservation risk and opportunity vary by area

Subsidized housing can't scale fast enough to replace NOAH, so expanding it and boosting renter incomes both remain essential.

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Introduction: Mortgage Access in Los Angeles County

Christopher G. Boone
Dean for the Sol Price School of Public Policy
University of Southern California

State of Los Angeles County

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Mortgage Access in Los Angeles County

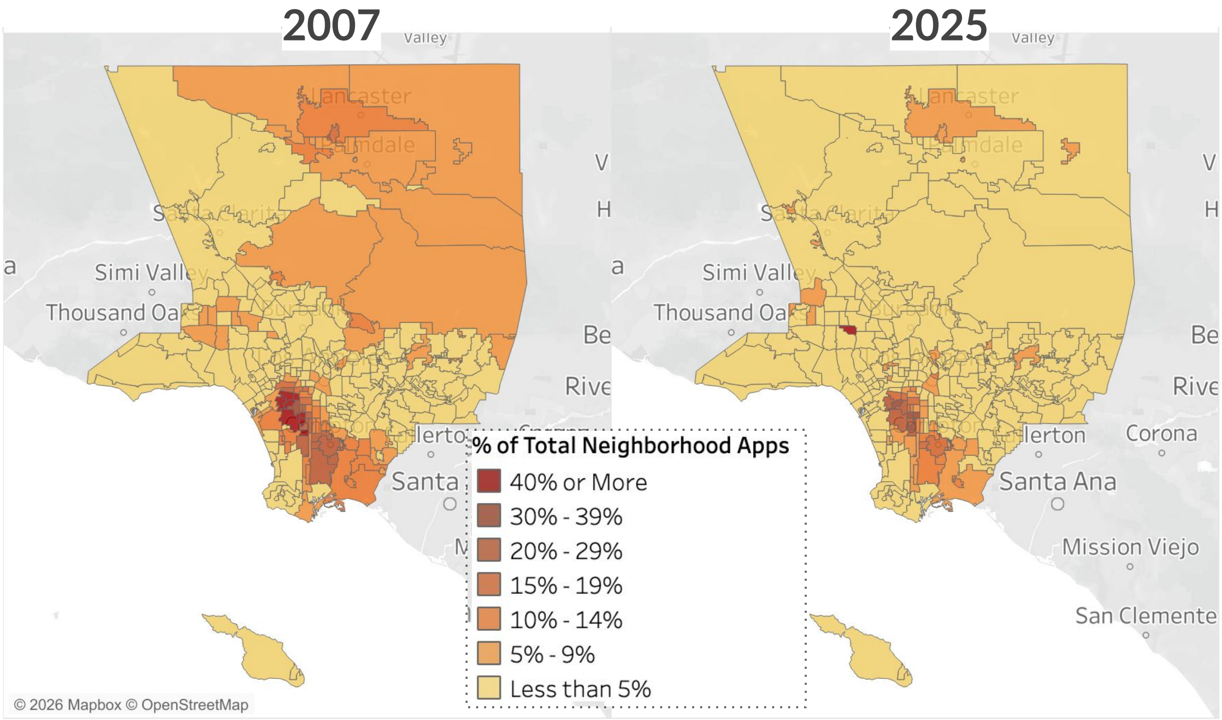
Amalie Zinn
Doctoral Research Assistant
USC Neighborhood Data for Social Change

Big Picture Overview: Mortgage Lending Over Time

- Purchase mortgage demand in Los Angeles County has **dropped by 41% since 2021**, and **2025 saw fewer purchase mortgage applications submitted than in any other year** from 2007-forward.
- Overall, the denial rates on purchase mortgage loans have dropped, but those who identify as **Black and Hispanic borrowers are denied at far higher rates than white applicants**, regardless of income level.
- Missing race/ethnicity data is a problem: In 2025, **more than one-third** (34%) of purchase mortgage applications had no racial or ethnic data.
- **Demand for refinances remains low** amid a high-interest rate environment, and refinance applicants in LA have consistently been disproportionately likely to be high-income and white.

Neighborhood-Level Trends in Los Angeles County Mortgages

The Changing Geography of Black Mortgage Applicants



Mortgage Application Share by Neighborhood, 2007 and 2025
Black/African-American

- Countywide, the share of mortgage applicants who identify as Black has dropped from **6.4% in 2007** to **3.6% in 2025**
- In historically Black neighborhoods, like Inglewood, Ladera Heights, and Baldwin Hills/Crenshaw, the share of **mortgage demand from Black applicants** has **declined** substantially, reflecting **rising home prices and increased competition**

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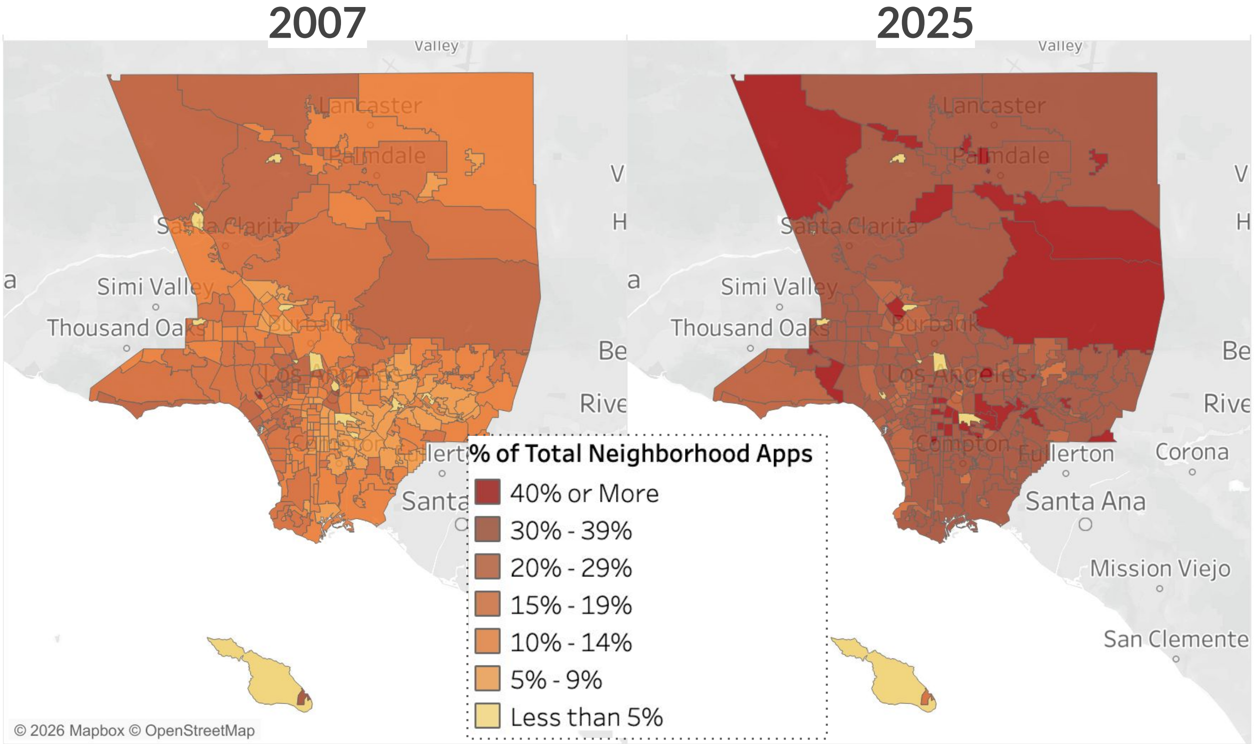
Countywide Increase in Missing Racial/Ethnic Data is More Severe in East LA, South LA, and the Antelope Valley



Mortgage Application Share by Neighborhood, 2007 and 2025
Missing Race/Ethnicity

- From 2007 to 2025, the share of purchase mortgage applications *missing* race/ethnicity data **increased from 7% to 44%** in Historic South Central
- Over the same time period, East Los Angeles saw an **increase from 7% to 40%** in missing data

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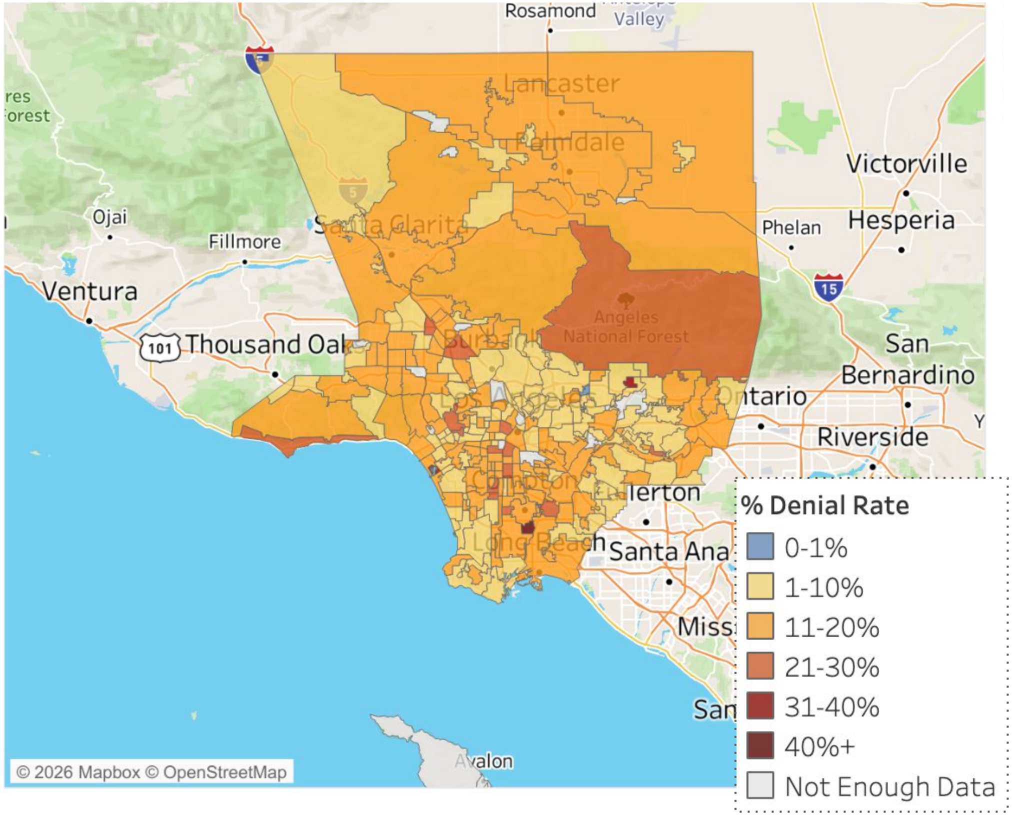
Purchase mortgage denial rate is not uniform across Los Angeles County

Overall Denial Rate, 2025



- In 2025, **12%** of purchase money mortgage applications were **denied**.
- But in some neighborhoods, more than **1 in 4** mortgage applicants were denied.
  - In Mission Hills, 25% of applicants were denied
  - In South San Jose Hills, 29% of applicants were denied
  - In Rancho Dominguez, 44% of applicants were denied

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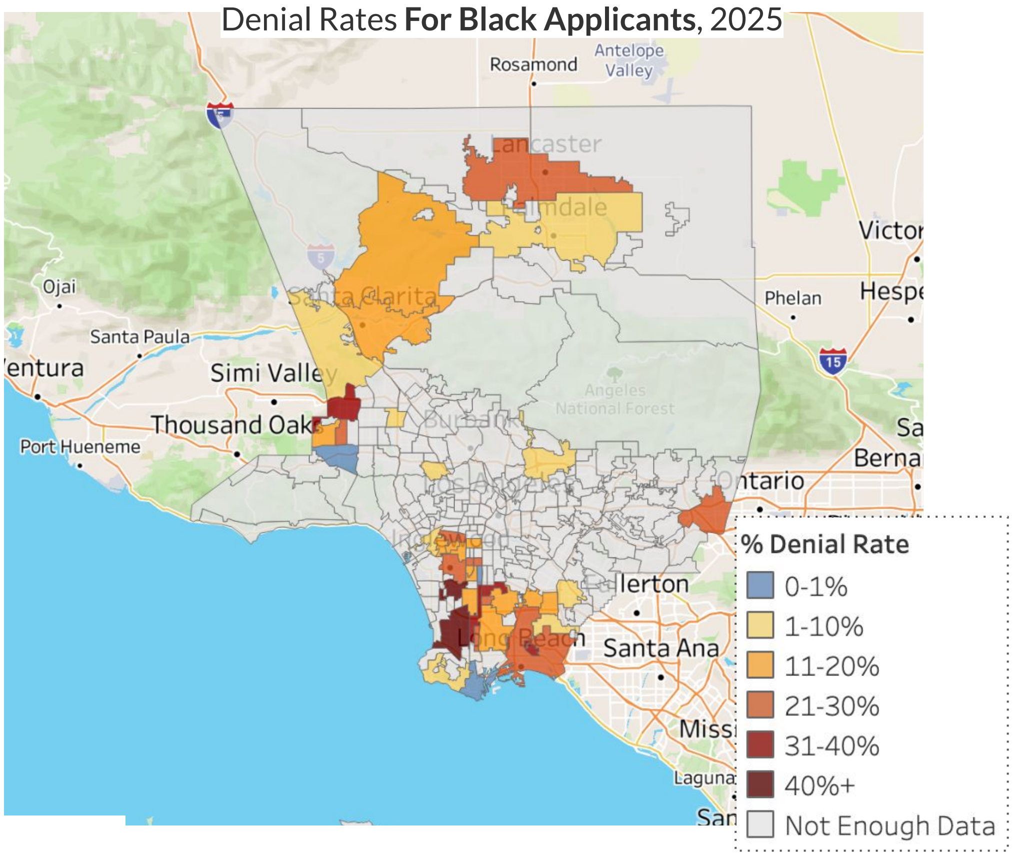
Even within neighborhoods, racial disparities in denial rates persist. Denial rates for Black applicants remain higher in many neighborhoods.



- In Hawthorne, the overall denial rate was 17%. But for **50% of Black applicants** in Hawthorne were **denied**.
- In Inglewood, the overall denial rate was 19% but the denial rate **among Black applicants was 26%**.
- In Lancaster, 13% of applicants were denied compared with **21% of Black applicants**.

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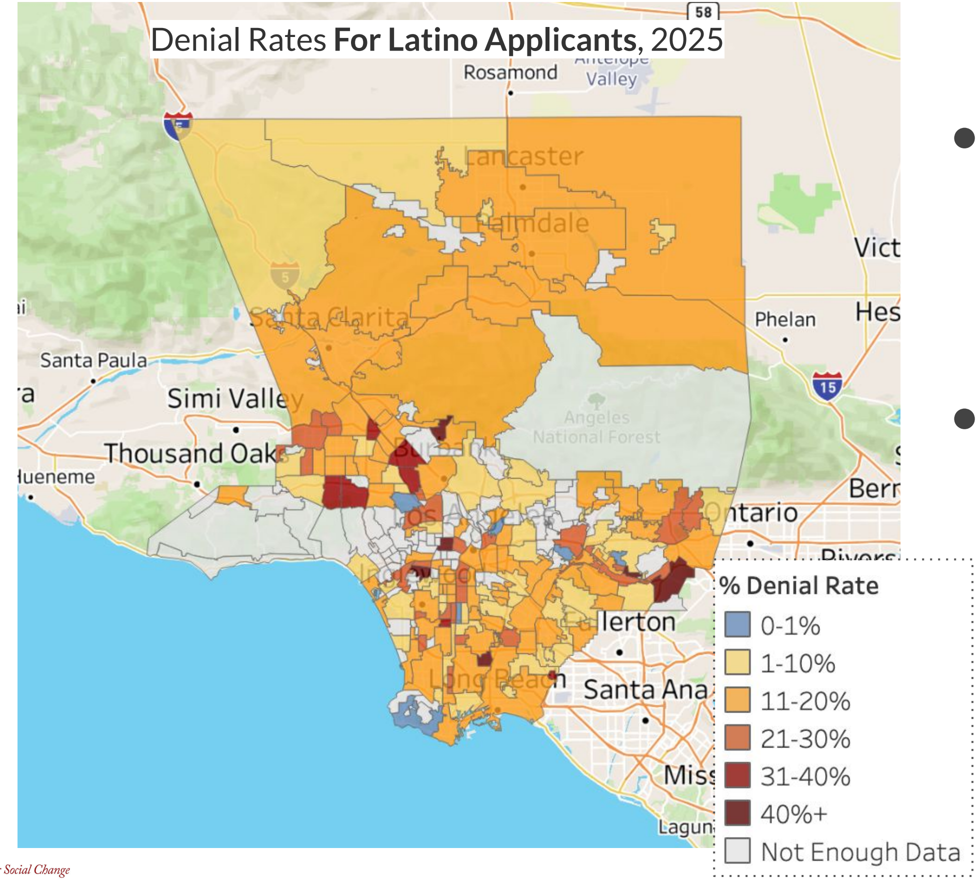
We also observe within-neighborhood denial rate disparities for Hispanic/Latino applicants, though they are less sharp.



- In Diamond Bar, the denial rate for Hispanic/Latino applicants was **42%** vs. 14% overall.
- In El Monte, the denial rate for Hispanic/Latino applicants was **28%** vs. 15% overall.

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Conversation: Mortgage Access in Los Angeles County

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Housing and Neighborhoods

2026

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The Future of Housing Preservation in LA County

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