Los Angeles County Annual Affordable Housing Outcomes Report

April 2017

California Housing Partnership Corporation

CSH
The Source for Housing Solutions

Table of Contents

EXECUTIVE SUMMARY

Introduction

Los Angeles County's shortage of affordable and available homes to lower-income families continues to grow. With the elimination of redevelopment agencies in 2012, in addition to cuts to federal and State funding for affordable housing, Los Angeles County leaders have acted to stem the tide of the housing affordability crisis. This report is designed to help guide the County's allocation of resources across both new and previously existing affordable housing programs. The report compiles for the first time all of the information needed to systematically analyze and address the details of the affordable housing need with greater breadth and depth than the County has previously achieved.

Background

The Los Angeles County Board of Supervisors ("Board") adopted a Motion on October 27, 2015, to create an Affordable Housing Programs budget unit and establish a multi-year plan to provide new funding for affordable housing not already allocated to existing County homelessness or housing programs. The Motion also established an Affordable Housing Coordinating Committee ("Committee") to oversee the creation of an annual Affordable Housing Outcomes Report ("Report").

The purpose of this Report is to assess the need for affordable homes, provide a baseline of existing affordable housing investments, and recommend how to guide future deployment of affordable housing resources. The California Housing Partnership (CHPC) and the Corporation for Supportive Housing (CSH) completed a Template for the Report that the Board adopted March 30, 2016. Since that time, CHPC and CSH have engaged County departments and stakeholder groups on a routine basis to gather information, inventory and assess current County programs, and ascertain potential gaps in service. Further, the Committee, in concert with community stakeholders, has facilitated robust policy discussions regarding recommendations for future allocation of County resources given the gap analysis and inventory contained in this report.

Completing each major section of the Report involved both data analysis and robust stakeholder engagement to "ground truth" key findings and ensure sensitivity to local context. The Committee reviewed each section of the Report and solicited feedback through a series of public meetings from January through April 2017. These meetings were attended by County agency heads and managers, Board of Supervisors staff, and community advocates. The meetings provided a productive forum for participants to scrutinize findings and recommendations. The input gathered in these meetings was invaluable in finalizing the first version of the annual Report, and in ensuring that the Report is as useful as possible to the

County in furthering its efforts to confront the local housing affordability and homelessness crisis.

Report Structure

The Report is divided into five sections that cover the following core topics:

- Section 1. Los Angeles County Affordable Housing Need
- Section 2. Inventory of Affordable Rental Housing Properties and Rent and Operating Subsidy Programs
- Section 3. County Administered Affordable Rental Housing Resources
- Section 4. Neighborhood Accessibility and Vulnerability
- Section 5. Recommendations

As outlined above, the Report first establishes a baseline of existing affordable housing need and an inventory of affordable housing investments in the County by geographic area.[1] This baseline can be used as a benchmark upon which to track progress moving forward. The report then uses these findings as a basis for making recommendations for how the County should guide future affordable housing investments.

Key Findings (Sections 1 - 4)

The County of Los Angeles and partner local jurisdictions have expended significant effort and resources working with developers and service providers to address the affordability and homelessness crisis over the years. By investing locally controlled funding into affordable housing production, preservation, and rental and operating subsidies, as well as promoting policies such as inclusionary zoning and density bonuses, the County has helped these housing providers leverage State and federal resources sufficient to create 109,000 affordable homes and to assist more than 107,000 households maintain affordable housing through various forms of rental assistance.

Unfortunately, although the existing inventory of affordable homes and rental assistance programs in the County are helping stem the tide of homelessness and address the affordability crisis, they are not commensurate with the need for affordable homes, which extends well beyond the 47,000 officially homeless. ***The Report finds that the County needs to add more than 550,000 affordable homes to meet current demand among renter households at or below 50 percent of Area Median Income (AMI).***

The report further finds that nearly all lower income renter households in the County are severely cost-burdened, meaning they spend more than half of their income on rent and are in

[1] The County directed the Authors to use Service Planning Areas (SPAs) as the geographic lens for assessing needs and resources.

danger of becoming homeless. This includes 92 percent of those who are Deeply Low Income (DLI), 73 percent of those who are Extremely Low Income (ELI) and 42% of those who are Very Low Income (VLI).[2] Meanwhile, virtually no higher-income households are severely cost-burdened and the vast majority—including 92 percent of renter households with incomes above 120 percent of AMI—spend less than 30 percent of their income on rent.

Affordable housing in Los Angeles County is created by combining local, state, and federal funding together in the same properties—by necessity to overcome the high costs involved—as well as through local policies, and rental and operating subsidy programs. The Report provides an inventory of current affordable housing resources and identifies rental properties at both the county and SPA level that are at 'high' or 'very high' risk of being converted to market rate units within the next five years, according to the California Housing Partnership's latest assessment. The Report notes that a perfect storm of rising rents and expiring restrictions have put the County at risk of losing nearly 14,000 existing affordable homes if strong action is not taken, potentially worsening the current crisis.

The Report shows that the County's existing inventory of affordable housing is almost entirely located within the transit-accessible neighborhoods—including in transit-rich areas where gentrification was most prominent from 2000 to 2013. The Report describes an innovative tool for evaluating and siting new and preserving existing housing – the Low-Wage Jobs-Housing Fit. The Low-Wage Job-Housing Fit is the ratio of low-wage jobs to affordable housing in an area. The County's existing affordable housing stock is concentrated in areas with relatively good jobs-housing fit. The County's investments to date, while achieving the important goal of helping to address regional supply issues, may not have helped expand housing options for low-income households into areas with poor fit that are relatively inaccessible to them.

New resources—some of them locally generated, such as the County's Measure H funds and the City of Los Angeles's Measure HHH funds—present a critical opportunity to create tens of thousands of new affordable homes. However, the Report's findings and recommendations underscore the urgency for further affordable housing investment, as well as the imperative to target housing resources to the County's most vulnerable populations in greatest need given the limited affordable housing resources available.

Recommendations (Section 5)

The recommendations included in the Report are grounded in the detailed needs analysis and assessment of the existing inventory referenced above, and are aligned with the Board directive to support the production and preservation of affordable homes, including workforce housing and permanent supportive housing, for very low and extremely low-income or homeless households. The recommendations are also intended to complement current County affordable

[2] DLI is Deeply Low Income or 0-15% of Area Median Income; ELI is Extremely Low Income or 16-30% of AMI; VLI is Very Low Income or 31-50% of AMI.

housing initiatives, and maximize the efficiency of the County's new investments to meet the need for additional priority populations who are under-served relative to their need for affordable homes.

Multiple recommendations relate to the need to develop and preserve affordable housing that serves the lowest income households in the County, who have the highest need for affordable homes. They also urge the County to balance its existing priority to serve homeless and other special needs populations with a new commitment to serve the lowest income households who do not have special needs and are likely underserved relative to their need for affordable homes. Additional recommendations relate to the need to preserve affordable housing properties that are at high risk of converting to market rate in the next five years—a strategy that can cost half to two-thirds as much as new construction. Still other recommendations discuss the need to geographically target affordable housing investments and to maximize leverage and alignment with local, State, and federal low-income housing programs to increase affordable housing resources.

The recommendations are summarized as follows:

1. Income and Population Targeting
    a. Focus New Funding on the Lowest Income Households
    b. Focus New Funding on Non-Special Needs DLI, ELI, and VLI Households
2. Shallow Project-Based Operating Subsidy for Non-Special Needs DLI and ELI Households
3. Preservation of Existing Affordable Housing Resources
    a. Provide Gap Funding to Preserve At-Risk Properties
    b. Actively Track Preservation Risks
    c. Provide Preservation Technical Assistance
4. Leverage Local, State and Federal Resources
    a. Create a 1-Stop Application for Permanent Supportive Housing
    b. Maximize Use of Federal Low-Income Housing Tax Credits
    c. Increase Competitiveness for the Affordable Housing and Sustainable Communities Program
    d. Increase Competitiveness for the Veterans Housing and Homeless Prevention Program
5. Geographic Targeting
    a. Expand Choices and Access to Opportunities for Families with Children
    b. Use Best Practices in Siting Permanent Supportive Housing
    c. Prioritize Sites Accessible to Transit and Key Amenities
6. CDC Notice of Funding Availability (NOFA) Changes
    a. Avoid Imposing Additional Requirements
    b. Make Creation and Preservation of Affordable Housing for Non-Special Needs DLI, ELI, VLI, and LI Households Eligible for NOFA Funding

Taken together, the recommendation in this Report represent a subtle but important shift in the County's focus and resource investments. The two largest proposed new initiatives are the creation of the Shallow Project Based Operating Subsidy and the Preservation of Existing Affordable Housing. The timely and successful implementation of these two initiatives in particular will require the commitment and cooperation of multiple departments.

The County has indicated that it will work with stakeholders to discuss, evaluate, and prioritize the recommendations included in this Report. In addition, the Board and the Committee will use this first annual Report as a baseline against which to measure progress and revise its analysis through future versions of the Report in subsequent years.

Dashboard: Countywide Snapshot

County Profile + Affordable Housing Need	
Total Population in Occupied Housing Units (*2015 ACS 1-Yr Estimate, Total Population in Occupied Housing Units by Tenure*)	9,995,860
Total Population in Owner-Occupied Housing (*2015 ACS 1-Yr Estimate, Total Population in Occupied Housing Units by Tenure*)	4,779,808
Total Population in Renter-Occupied Housing (*2015 ACS 1-Yr Estimate, Total Population in Occupied Housing Units by Tenure*)	5,216,052
Affordable Home Deficit for Deeply Low-Income (DLI) Households	-148,960
Affordable Home Deficit for Extremely Low-Income (ELI) Households	-225,887
Affordable Home Deficit for Very Low-Income (VLI) Households	-176,960
Cumulative Deficit of Affordable Rental Homes for DLI, ELI, and VLI Households	-551,807
% of DLI Households that are Severely Rent-Burdened	92%
% of ELI Households that are Severely Rent-Burdened	73%
% of VLI Households that are Severely Rent-Burdened	41%
Total Homeless Population (2016)	46,874

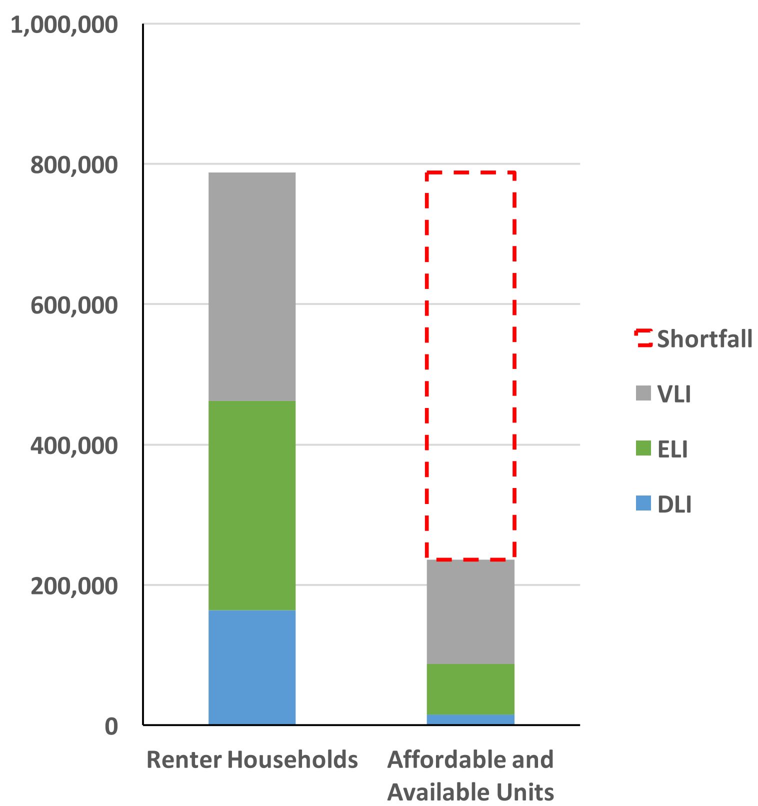
Affordable Housing and Rental Assistance in the County	
Affordable Housing Properties (2016)	2,275
Affordable Homes (2016)	107,638
At-Risk Affordable Housing Properties (2016)	232
At-Risk Affordable Homes (2016)	13,883
Public Housing Units (2016)	10,129
Households receiving Rental Assistance (2016)	107,092

County Capital Funding for Affordable Housing Development and Preservation	
County Community Development Commission (CDC) Capital Budget for Affordable Housing in FY 2016-2017	$27,186,500
County Department of Mental Health (DMH) Capital Investments committed in CY 2016	$14,162,397

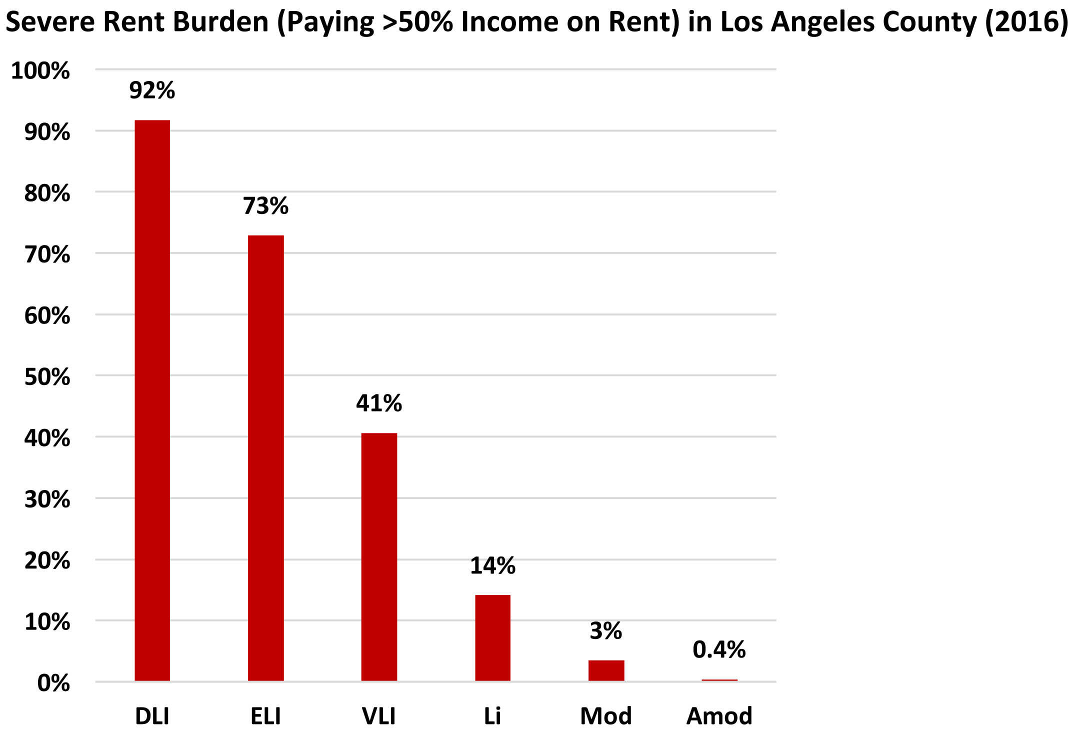
Regional Housing Needs Allocation (RHNA) Production Versus Goal (County)	
2014-2021 RHNA Goal for ELI/VLI Households	7,655
Production to Date of Affordable Homes for ELI/VLI Households	226
2016 Production for ELI/VLI Households	35

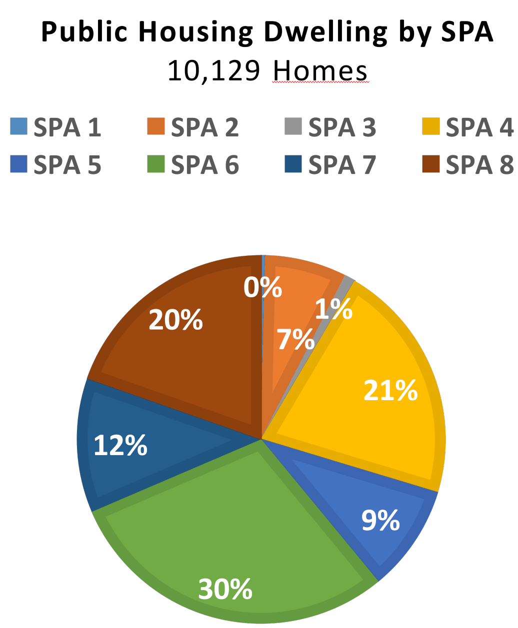
State Capital Funding Available to County Developments in CY 2016	Awarded Statewide	$ Awarded in LA County[3]	% Awarded in LA County
9% Federal Tax Credits awarded[4]	$98,884,477	$29,458,711	29.79%
4% Federal Tax Credits	$229,615,414	$40,622,045	17.69%
State Tax Credits	$94,072,754	$27,226,965	29.94%
Affordable Housing and Sustainable Communities (AHSC)	$295,252,840	$64,572,388[5]	21.87%
Veterans Housing and Homeless Prevention (VHHP)	$116,102,795	$56,291,020	48.48%[6]
No Place Like Home (NPLH)	$0[7]	$0	0%
National Housing Trust Fund (NHTF)	$0[7]	$0	0%

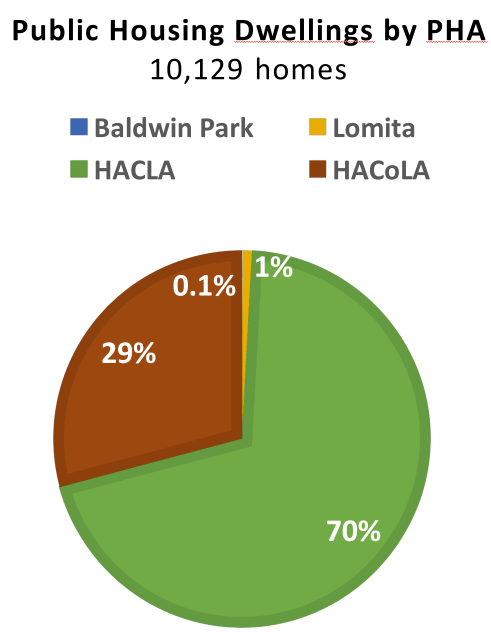
Affordable Home Shortfall in Los Angeles County (2016)



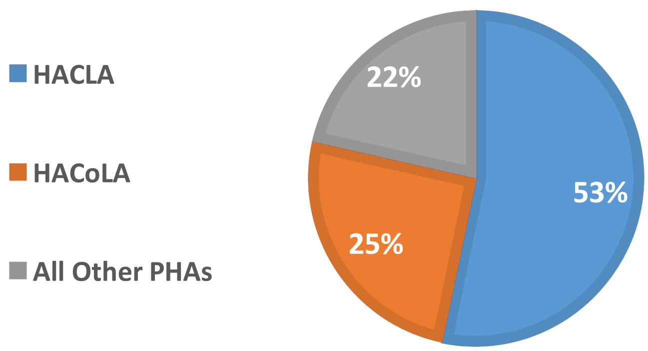
[3] Include awards to incorporated areas including the City of Los Angeles.
[4] Net value of 9% Tax Credits awarded is approximately ten times the annual award.
[5] All AHSC funds were awarded within the City of Los Angeles.
[6] State target for Los Angeles County in 2016 was 31%.
[7] No funds were available in 2016; funds expected to be awarded in 2017.


Severe Rent Burden (Paying >50% Income on Rent) in Los Angeles County (2016)
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
92%
73%
41%
14%
3%
0.4%
DLI
ELI
VLI
Li
Mod
Amod


Public Housing Dwelling by SPA
10,129 Homes
SPA 1
SPA 2
SPA 3
SPA 4
SPA 5
SPA 6
SPA 7
SPA 8
0%
1%
7%
21%
9%
30%
12%
20%

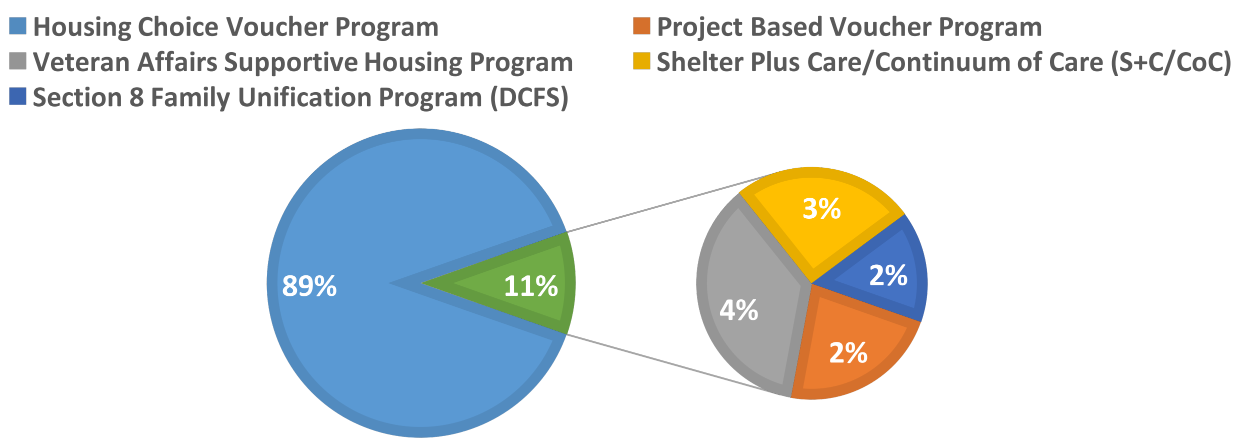

Public Housing Dwellings by PHA
10,129 homes
Baldwin Park
Lomita
HACLA
HACoLA
1%
0.1%
29%
70%

Total Housing Choice Vouchers allocated (2015)



Individuals Housed by HACOLA Programs (2016)

92,996 Individuals



Section 1. Los Angeles County Affordable Housing Need

Housing Affordability Gap and Cost Burden Analysis for Housed Population

This section of the Report measures the shortfall of affordable homes and housing cost burden for each income group. These analyses are the **Gap Analysis** (or Shortfall Analysis) and **Cost Burden analysis**.

Gap Analysis compares the number households in an income group to the number of homes affordable and available to them ("available" is defined as currently occupied by a household in that income group or vacant but for rent at an affordable rent).

Cost Burden Analysis looks at the percentage of income paid for housing by households of different incomes. Typically, affordability is defined as housing costs that absorb no more than 30% of household income. A household is cost burdened if they pay more than 30% of income for housing and severely cost burdened if they pay more than 50% of income for housing. We recommend focusing on severely cost burdened households as they are most likely to lose housing due to increases in housing costs and are likely to face the greatest challenges in finding new housing should they lose their current home. Severely cost burdened households are also most likely to forgo spending on necessities such as food, transportation, and health care.

For more information on how the Gap and Cost Burden Analysis are performed, please refer to the Technical Appendix.

HUD Income Limits in Los Angeles County

HUD sets income limits for its housing programs based on the median income and housing costs in a metropolitan area. The Very Low Income (VLI) limit for a four-person household is typically defined as 50% of median family income for the area. Income limits for Extremely Low Income (ELI) households, typically 30% of median income, and Low Income households, typically earning 80% of median, are calculated from the VLI base and adjustments are applied for households of different sizes at all income levels.

For high cost housing markets such as Los Angeles, HUD adjusts income limits to account for higher costs. HUD sets the VLI income limit at a level that would allow a four-person household to pay no more than 35% of income for an apartment priced at 85% of the HUD Section 8 Fair Market Rent (FMR) for Los Angeles County. This in turn affects the ELI and Low Income (LI) limits because they are calculated from the VLI base.

Because HUD Income limits are adjusted upward from actual income levels in Los Angeles County, a higher proportion of the County's households fall into the ELI, VLI, and Low income groups than otherwise would be the case. The adjusted income levels also mean that households at the lower end of each income range may find rents that are set according to the adjusted income levels to be high in relation to their income.

For the Gap and Cost Burden Analysis, the limit for Deeply Low Income (DLI) households, 15% of median income, is calculated in addition to ELI, VLI, Low Income, Moderate and Above Moderate households for the County and each of the SPAs.

For 2015, the following are the HUD derived income limits for DLI, ELI, VLI, and LI:

	Area Median Income 4-person family[1,2]	HUD Income Categories	Adjusted HUD 4-person family[1]	Adjusted HUD Income as % of AMI	Affordable Monthly Rent
Los Angeles County	$63,000	DLI[3] (0 - 15% AMI)	$12,450	20%	$311
		ELI (15-30% AMI)	$24,900	40%	$622
		VLI (30-50% AMI)	$41,500	66%	$1,037
		LI (50-80% AMI)	$66,400	105%	$1,660

(1) HUD adjusts income limits upward to account for high-cost housing markets including Los Angeles.
(2) Income and rent schedules maintained by the California Tax Credit Allocation Committee and Department of Housing and Community Development vary slightly because of a "hold harmless provision" adopted in 2013.
(3) Deeply Low Income (DLI) households is a relatively new category that HUD and the County are piloting.

Rent affordability for each income group is derived using adjustment factors provided by HUD. Rent affordability levels are calculated from the 4-person base for each income level, and then a general affordable rent is calculated for each income level using the following formula: (4-person income x 0.3)/12, representing 30% of the 4-person income level for each income group divided by 12 to provide the maximum affordable monthly rent at that income level.

Please note that HUD income levels differ from the State Income Limits annually published by California's Department of Housing and Community Development (HCD) due to a Hold Harmless Policy adopted by the Department in 2013. For 2015, HCD calculates income limits for each income group based on an Area Median Income of $64,800.

Los Angeles County Gap and Cost Burden Analysis

Los Angeles County - Rental Unit by Affordability Level with Income of Occupant Household

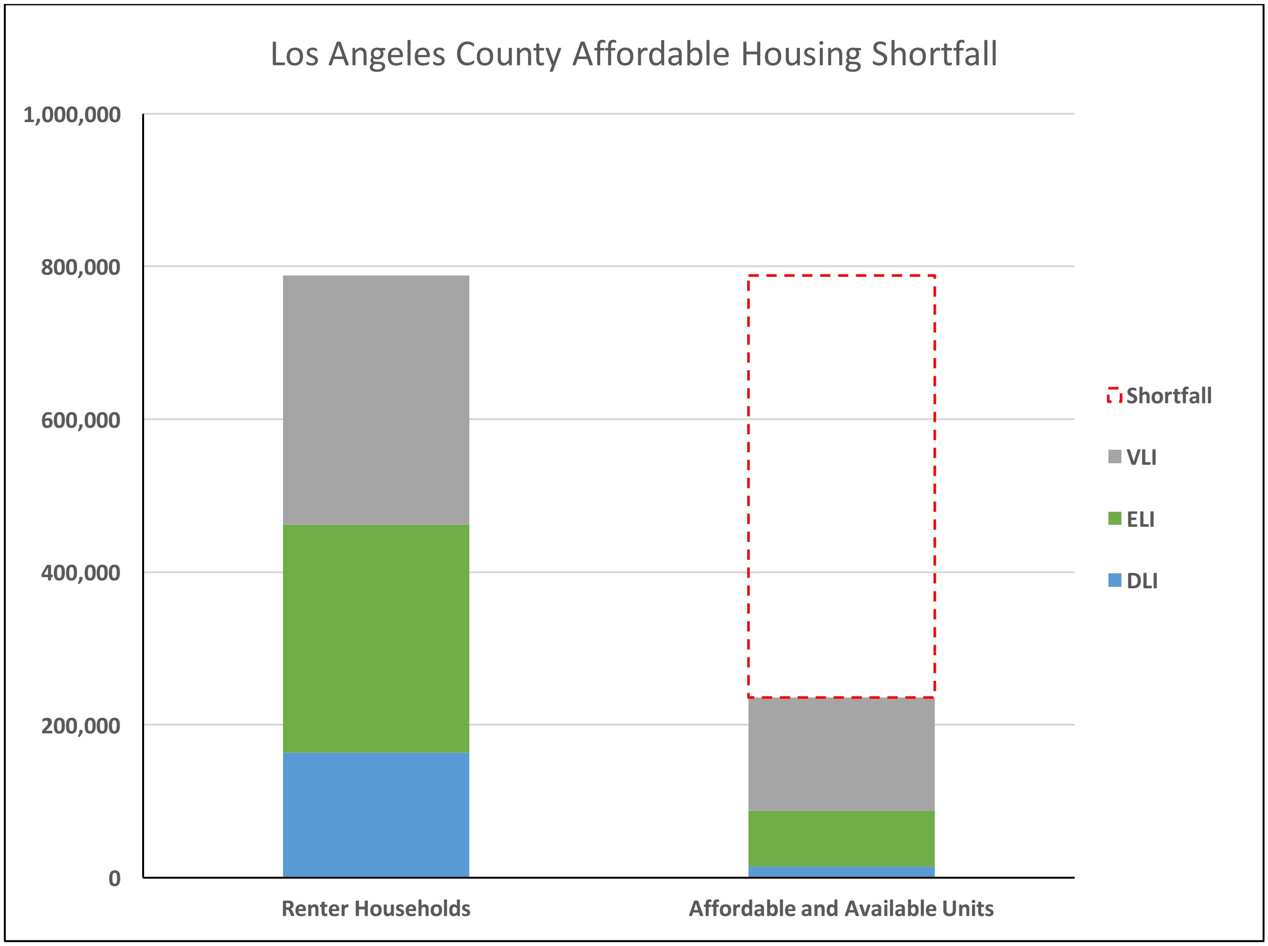
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	569	14,536	10,489	7,367	7,608	6,100	4,316	50,985
Affordable to ELI	2,084	14,250	45,679	10,116	6,507	3,011	3,257	84,904
Affordable to VLI	7,849	26,079	49,424	47,612	31,406	13,380	13,546	189,296
Affordable to Low Income	28,306	65,752	137,601	178,694	173,286	107,143	73,422	764,204
Affordable to Moderate Income	22,045	31,507	46,364	72,499	111,445	119,444	173,028	576,332
Affordable to Above Moderate Income	11,929	11,941	8,832	9,119	17,869	30,461	109,309	199,460
Total	72,782	164,065	298,389	325,407	348,121	279,539	376,878	1,865,181

2015 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC

Los Angeles County - Housing Affordability Gap Analysis for Renter Households

	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	164,065	298,389	325,407	348,121	279,539	376,878	1,792,399
Rental Homes "Affordable and Available" to income group	15,105	72,502	148,447	629,160	532,938	467,029	1,865,181
Surplus or Deficit of Affordable Rental Homes Within Income Category	-148,960	-225,887	-176,960	281,039	253,399	90,151	72,782
All Households at or below Threshold Income	164,065	462,454	787,861	1,135,982	1,415,521	1,792,399	1,792,399
Cumulative Surplus or Deficit of Affordable Rental Homes	-148,960	-374,847	-551,807	-270,768	-17,369	72,782	72,782

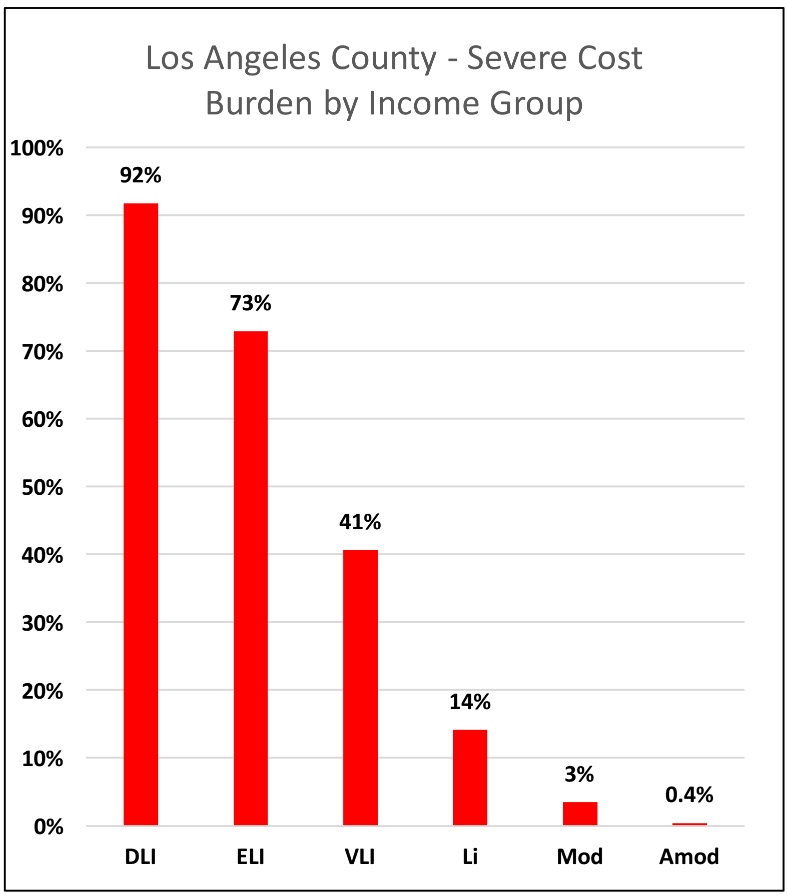
2015 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC



The gap analysis is calculated based on rental home affordability and the income level of the household that occupies the home. For example, the number of rental homes that are affordable and either vacant or occupied by a DLI household ("Affordable and Available") is determined by adding the number of vacant rental units and the number of units occupied that are affordable to DLI from the Rental Unit by Affordability Level with Income of Occupant Household table (i.e., 569 + 14,536 = 15,105). Then, to determine the "Surplus or Deficit of Affordable Rental Homes Within an Income Category" for DLI households, subtract the number of Households within the Income Category by "the number of Rental Homes 'Affordable and Available' to the Income Group" (e.g., for VLI households there is a deficit of 176,960 households, 325,407 households in the income group minus the 148,447 rental homes affordable and available to the income group). The "Cumulative Surplus or Deficit of Affordable Rental Homes" for each income group is the "Surplus or Deficit of Affordable Rental Homes Within Income Category" minus the lower income groups' "Cumulative Surplus or Deficit of Affordable Rental Homes" (e.g., for VLI households and below, there is a cumulative deficit of 551,807 homes, resulting from 176,960 Deficit of Affordable Rental Homes for VLI households alone and the Cumulative Deficit of Affordable Homes of 374,847 ELI households and below).

Los Angeles County Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	165,629	7,168	4%	6,500	4%	**151,961**	**92%**
Extremely Low	300,997	28,104	9%	53,537	18%	**219,356**	**73%**
Very Low	326,765	44,948	14%	149,036	46%	**132,781**	**41%**
Low	349,007	137,888	40%	161,861	46%	**49,258**	**14%**
Moderate	281,089	196,221	70%	75,117	27%	**9,751**	**3%**
Above Moderate	378,101	348,635	92%	27,948	7%	**1,518**	**0%**
All Income Groups	1,801,588	762,964	42%	473,999	26%	**564,625**	**31%**

2015 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC



Cost burden for each income group is based on each income group's household income and 30% of that income being allocated towards rent. For households that spend more than 30% or 50% of their incomes on rent, they are considered moderately cost burdened and severely cost burdened, respectively.

Service Planning Area Gap and Cost Burden Analysis

As requested by the Affordable Housing Coordinating Committee, gap and cost burden analyses were performed at the level of the eight Service Planning Areas (SPAs) in addition to the Countywide analysis. SPAs are areas defined for health care planning purposes with a designated Area Health Office that is responsible for planning public health and clinical services according to the health needs of local communities. The small populations of some SPAs, however, required that we draw from two years of Census data instead of just one year to generate reliable results. For this reason, we discourage comparing our analysis to other County-level housing needs assessments completed for previous years. Instead, the *Affordable Housing Need* analysis should establish the baseline against which County- and SPA-level data should be compared moving forward.

SPA 1 – Antelope Valley

SPA 1 - Rental Unit by Affordability Level with Income of Occupant Household

Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	63	1,352	435	292	540	193	193	3,068
Affordable to ELI	552	1,324	1,611	535	204	177	82	4,485
Affordable to VLI	1,437	2,770	2,972	2,656	1,574	786	670	12,862
Affordable to Low Income	1,197	4,544	2,706	4,746	5,780	4,269	3,158	26,400
Affordable to Moderate Income	462	1,104	1,824	2,106	3,377	5,330	5,825	20,028
Affordable to Above Moderate Income	376	0	366	150	105	701	1,287	2,985
Total	4,085	11,094	9,915	10,485	11,580	11,456	11,214	69,829

2014-2015 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.

SPA 1 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	11,094	9,915	10,485	11,580	11,456	11,214	65,743
Rental Homes "Affordable and Available" to income group	1,415	3,922	10,952	21,292	19,628	12,912	70,121
Surplus or Deficit of Affordable Rental Homes Within Income Category	**-9,680**	**-5,992**	**468**	9,712	8,172	1,698	4,377
All Households at or below Threshold Income	11,094	21,009	31,494	43,074	54,529	65,743	65,743
Cumulative Surplus or Deficit of Affordable Rental Homes	-9,680	-15,672	-15,204	-5,493	2,679	4,377	4,377
2014-2015 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC							

SPA 1 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	10,888	349	3%	591	5%	**9,973**	**92%**
Extremely Low	9,758	871	9%	1,707	17%	**7,205**	**74%**
Very Low	10,445	1,963	19%	4,317	41%	**4,177**	**40%**
Low	11,543	4,353	38%	6,028	52%	**1,167**	**10%**
Moderate	11,674	7,585	65%	4,041	35%	**37**	**0.3%**
Above Moderate	11,616	10,996	95%	576	5%	**0**	**0%**
All Income Groups	65,924	26,117	40%	17,261	26%	**22,559**	**34%**
2014-2015 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC							

SPA 2 – San Fernando Valley

SPA 2 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	**Vacant Rental**	**Occupied by DLI**	**Occupied by ELI**	**Occupied by VLI**	**Occupied by Low Income**	**Occupied by Moderate Income**	**Occupied by Above Moderate Income**	**Total**
Affordable to DLI	328	2,613	2,559	2,114	1,318	1,205	1,267	11,403
Affordable to ELI	207	1,997	13,036	2,817	1,805	609	1,318	21,789
Affordable to VLI	1,058	4,305	10,298	7,451	5,537	2,863	1,820	33,333
Affordable to Low Income	6,847	15,794	38,558	43,072	42,636	30,321	20,503	197,729
Affordable to Moderate Income	5,474	9,799	14,770	22,934	32,825	33,861	50,825	170,488
Affordable to Above Moderate Income	2,552	2,907	1,593	2,191	5,411	7,460	26,243	48,357
Total	16,466	37,414	80,814	80,579	89,532	76,318	101,975	483,098
2014-2015 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC								

SPA 2 - Housing Affordability Gap Analysis for Renter Households							
	DLI	**ELI**	**VLI**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Total**
Households within Income Category	37,414	80,814	80,579	89,532	76,318	101,975	466,632
Rental Homes "Affordable and Available" to income group	2,940	17,799	30,157	155,566	154,660	124,089	485,212
Surplus or Deficit of Affordable Rental Homes Within Income Category	**-34,473**	**-63,016**	**-50,421**	66,034	78,342	22,114	18,580
All Households at or below Threshold Income	37,414	118,228	198,807	288,339	364,657	466,632	466,632
Cumulative Surplus or Deficit of Affordable Rental Homes	-34,473	-97,489	-147,911	-81,876	-3,534	18,580	18,580
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 2 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	38,368	1,565	4%	1,023	3%	**35,701**	**93%**
Extremely Low	81,883	7,779	10%	13,396	16%	**60,613**	**74%**
Very Low	80,875	9,650	12%	32,057	40%	**39,130**	**48%**
Low	89,247	30,717	34%	43,890	49%	**14,747**	**17%**
Moderate	76,913	52,959	69%	21,869	28%	**2,182**	**3%**
Above Moderate	103,034	96,317	93%	6,274	6%	**446**	**0.4%**
All Income Groups	470,320	198,988	42%	118,510	25%	**152,819**	**32%**
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 3 – San Gabriel Valley

SPA 3 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	77	1,756	2,049	1,607	1,237	1,613	693	9,030
Affordable to ELI	73	1,279	4,952	1,744	569	371	222	9,210
Affordable to VLI	1,124	2,699	7,105	6,670	4,716	2,584	2,566	27,464
Affordable to Low Income	4,417	8,722	22,608	29,441	28,128	16,486	13,094	122,897
Affordable to Moderate Income	2,439	2,420	5,104	9,481	13,610	14,337	18,421	65,812
Affordable to Above Moderate Income	364	373	478	180	705	1,680	3,568	7,347
Total	8,494	17,248	42,295	49,123	48,965	37,070	38,564	241,760
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC								

SPA 3 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	17,248	42,295	49,123	48,965	37,070	38,564	233,266
Rental Homes "Affordable and Available" to income group	1,832	8,353	22,555	99,838	68,444	42,343	243,367
Surplus or Deficit of Affordable Rental Homes Within Income Category	**-15,416**	**-33,942**	**-26,568**	50,873	31,374	3,779	10,101
All Households at or below Threshold Income	17,248	59,544	108,667	157,632	194,702	233,266	233,266
Cumulative Surplus or Deficit of Affordable Rental Homes	-15,416	-49,358	-75,926	-25,053	6,321	10,101	10,101
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 3 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	17,169	901	5%	601	4%	**15,698**	**91%**
Extremely Low	42,785	3,545	8%	7,654	18%	**31,666**	**74%**
Very Low	49,515	6,446	13%	22,504	45%	**20,602**	**42%**
Low	49,134	20,578	42%	25,088	51%	**3,457**	**7%**
Moderate	37,165	27,070	73%	8,753	24%	**1,323**	**4%**
Above Moderate	38,833	37,401	96%	1,406	4%	**0**	**0%**
All Income Groups	234,602	95,942	41%	66,007	28%	**72,746**	**31%**
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 4 – Metro

SPA 4 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	235	3,714	2,403	667	1,003	691	822	9,536
Affordable to ELI	725	3,995	12,532	1,914	856	666	249	20,936
Affordable to VLI	2,342	6,984	16,790	13,507	8,118	2,982	2,706	53,428
Affordable to Low Income	7,451	14,277	34,851	37,190	33,169	16,923	11,539	155,399
Affordable to Moderate Income	4,724	6,956	8,696	11,395	14,555	16,449	22,755	85,530
Affordable to Above Moderate Income	2,892	3,966	2,106	2,055	3,067	6,076	22,418	42,580
Total	18,367	39,891	77,378	66,728	60,768	43,786	60,489	367,409
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC								

SPA 4 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	39,891	77,378	66,728	60,768	43,786	60,489	349,042
Rental Homes "Affordable and Available" to income group	3,949	19,654	42,870	136,915	84,037	80,651	368,076
Surplus or Deficit of Affordable Rental Homes Within Income Category	**-35,943**	**-57,724**	**-23,858**	76,146	40,250	20,162	19,034
All Households at or below Threshold Income	39,891	117,270	183,998	244,766	288,553	349,042	349,042
Cumulative Surplus or Deficit of Affordable Rental Homes	-35,943	-93,666	-117,524	-41,378	-1,128	19,034	19,034
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 4 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	39,807	1,762	4%	1,575	4%	**36,485**	**92%**
Extremely Low	77,254	8,413	11%	15,278	20%	**53,534**	**69%**
Very Low	66,824	10,750	16%	33,973	51%	**22,076**	**33%**
Low	60,869	30,905	51%	22,904	38%	**7,061**	**12%**
Moderate	44,238	30,230	68%	11,858	27%	**2,184**	**4.9%**
Above Moderate	61,377	55,886	91%	5,195	8%	**241**	**0.4%**
All Income Groups	350,370	137,947	39%	90,783	26%	**121,582**	**35%**
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 5 – West

SPA 5 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by Low Income	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	0	1,025	805	334	1,086	810	777	4,837
Affordable to ELI	100	523	2,991	503	319	237	500	5,173
Affordable to VLI	230	1,426	2,746	3,382	2,352	1,614	1,887	13,636
Affordable to Low Income	2,060	5,101	11,659	14,570	15,926	11,968	11,144	72,427
Affordable to Moderate Income	2,791	5,708	5,612	9,536	14,265	20,553	36,412	94,877
Affordable to Above Moderate Income	4,192	3,685	2,179	2,963	5,101	7,611	38,666	64,397
Total	9,372	17,466	25,992	31,290	39,049	42,792	89,387	255,348
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC								

SPA 5 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	17,466	25,992	31,290	39,049	42,792	89,387	245,976
Rental Homes "Affordable and Available" to income group	1,025	4,418	8,955	53,072	73,093	115,118	255,682
Surplus or Deficit of Affordable Rental Homes Within Income Category	**-16,441**	**-21,573**	**-22,335**	14,024	30,301	25,731	9,706
All Households at or below Threshold Income	17,466	43,458	74,748	113,796	156,588	245,976	245,976
Cumulative Surplus or Deficit of Affordable Rental Homes	-16,441	-38,015	-60,349	-46,325	-16,025	9,706	9,706
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 5 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	17,902	445	2%	221	1%	**17,258**	**96%**
Extremely Low	26,487	2,125	8%	3,073	12%	**21,319**	**80%**
Very Low	31,935	2,200	7%	11,340	36%	**18,411**	**58%**
Low	39,953	11,386	28%	17,911	45%	**10,546**	**26%**
Moderate	42,239	23,785	56%	16,037	38%	**2,313**	**5%**
Above Moderate	87,822	78,939	90%	8,314	9%	**684**	**1%**
All Income Groups	246,338	118,881	48%	56,896	23%	**70,531**	**29%**
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 6 – South

SPA 6 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	**Vacant Rental**	**Occupied by DLI**	**Occupied by ELI**	**Occupied by VLI**	**Occupied by Low Income**	**Occupied by Moderate Income**	**Occupied by Above Moderate Income**	**Total**
Affordable to DLI	318	2,205	1,239	1,046	1,048	272	245	6,374
Affordable to ELI	291	2,184	4,862	1,881	977	403	208	10,806
Affordable to VLI	1,323	4,659	8,339	6,996	4,153	1,987	572	28,029
Affordable to Low Income	4,161	11,043	20,194	23,812	23,001	13,698	7,966	103,876
Affordable to Moderate Income	919	2,116	4,404	5,462	7,098	7,666	5,755	33,421
Affordable to Above Moderate Income	164	59	312	459	369	544	311	2,216
Total	7,176	22,266	39,351	39,657	36,647	24,569	15,056	184,722
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC								

SPA 6 - Housing Affordability Gap Analysis for Renter Households							
	DLI	**ELI**	**VLI**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Total**
Households within Income Category	22,266	39,351	39,657	36,647	24,569	15,056	177,546
Rental Homes "Affordable and Available" to income group	2,523	8,576	25,291	88,391	44,025	16,962	185,768
Surplus or Deficit of Affordable Rental Homes Within Income Category	**-19,743**	**-30,775**	**-14,366**	51,744	19,456	1,905	8,222
All Households at or below Threshold Income	22,266	61,617	101,273	137,920	162,490	177,546	177,546
Cumulative Surplus or Deficit of Affordable Rental Homes	-19,743	-50,518	-64,883	-13,139	6,317	8,222	8,222
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 6 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	20,428	340	2%	1,080	5%	**19,152**	**94%**
Extremely Low	34,547	2,850	8%	5,761	17%	**26,230**	**76%**
Very Low	35,133	5,932	17%	17,520	50%	**11,593**	**33%**
Low	33,452	16,103	48%	15,497	46%	**1,706**	**5%**
Moderate	22,481	18,754	83%	3,420	15%	**216**	**1%**
Above Moderate	14,326	13,861	97%	425	3%	**0**	**0%**
All Income Groups	160,368	57,841	36%	43,702	27%	**58,897**	**37%**
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 7 – East

SPA 7 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	**Vacant Rental**	**Occupied by DLI**	**Occupied by ELI**	**Occupied by VLI**	**Occupied by Low Income**	**Occupied by Moderate Income**	**Occupied by Above Moderate Income**	**Total**
Affordable to DLI	0	634	687	860	367	651	379	3,576
Affordable to ELI	89	734	3,544	359	427	421	220	5,793
Affordable to VLI	927	1,909	4,472	4,460	2,823	1,078	851	16,520
Affordable to Low Income	3,010	5,832	13,436	18,381	17,225	12,086	5,821	75,791
Affordable to Moderate Income	2,146	2,337	2,781	4,740	8,671	10,301	13,660	44,635
Affordable to Above Moderate Income	774	217	452	163	605	1,401	3,680	7,292
Total	6,945	11,662	25,372	28,962	30,118	25,938	24,610	153,608
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC								

SPA 7 - Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	Low Income	Moderate Income	Above Moderate Income	Total
Households within Income Category	11,662	25,372	28,962	30,118	25,938	24,610	146,663
Rental Homes "Affordable and Available" to income group	634	5,054	13,846	61,501	45,211	28,223	154,468
Surplus or Deficit of Affordable Rental Homes Within Income Category	**-11,029**	**-20,318**	**-15,116**	31,383	19,273	3,612	7,805
All Households at or below Threshold Income	11,662	37,034	65,997	96,115	122,052	146,663	146,663
Cumulative Surplus or Deficit of Affordable Rental Homes	-11,029	-31,347	-46,463	-15,080	4,193	7,805	7,805
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 7 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	12,143	703	6%	343	3%	**10,906**	**90%**
Extremely Low	26,120	2,038	8%	5,098	20%	**18,617**	**71%**
Very Low	29,115	4,548	16%	14,482	50%	**10,138**	**35%**
Low	29,725	13,138	44%	13,369	45%	**3,382**	**11%**
Moderate	25,795	19,418	75%	6,281	24%	**213**	**1%**
Above Moderate	24,463	23,401	96%	946	4%	**194**	**1%**
All Income Groups	147,363	63,245	43%	40,520	27%	**43,450**	**29%**
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 8 – South Bay

SPA 8 - Rental Unit by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	**Vacant Rental**	**Occupied by DLI**	**Occupied by ELI**	**Occupied by VLI**	**Occupied by Low Income**	**Occupied by Moderate Income**	**Occupied by Above Moderate Income**	**Total**
Affordable to DLI	105	816	452	677	369	35	143	2,597
Affordable to ELI	123	254	2,074	513	143	396	231	3,733
Affordable to VLI	244	916	2,669	2,382	1,205	668	500	8,583
Affordable to Low Income	1,917	3,092	9,034	10,121	10,856	6,850	4,867	46,736
Affordable to Moderate Income	1,138	2,973	2,344	2,837	6,251	6,587	9,674	31,806
Affordable to Above Moderate Income	393	123	213	1,030	610	1,031	4,249	7,650
Total	3,919	8,174	16,786	17,561	19,434	15,567	19,664	101,104
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC								

SPA 8 - Housing Affordability Gap Analysis for Renter Households							
	DLI	**ELI**	**VLI**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Total**
Households within Income Category	8,174	16,786	17,561	19,434	15,567	19,664	97,185
Rental Homes "Affordable and Available" to income group	921	2,902	8,078	36,736	30,080	23,064	101,781
Surplus or Deficit of Affordable Rental Homes Within Income Category	**-7,253**	**-13,884**	**-9,483**	17,303	14,513	3,401	4,596
All Households at or below Threshold Income	8,174	24,960	42,521	61,955	77,522	97,185	97,185
Cumulative Surplus or Deficit of Affordable Rental Homes	-7,253	-21,137	-30,620	-13,318	1,195	4,596	4,596
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

SPA 8 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	8,122	318	4%	245	3%	**7,593**	**93%**
Extremely Low	16,701	1,148	7%	2,859	17%	**12,755**	**76%**
Very Low	17,725	2,514	14%	7,809	44%	**7,441**	**42%**
Low	19,583	7,836	40%	9,678	49%	**2,058**	**11%**
Moderate	15,667	10,902	70%	4,221	27%	**518**	**3%**
Above Moderate	19,973	17,903	90%	1,866	9%	**172**	**1%**
All Income Groups	97,771	40,620	42%	26,679	27%	**30,536**	**31%**
2014-2015 PUMS based analysis with HUD Income Level and DLI prepared by CHPC							

Homeless Population

The Point-in-Time (PIT) count is the primary data source for estimating the number of homeless individuals and families in Los Angeles County. HUD requires that each Continuum of Care (CoC) conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Continuums of Care also must conduct a count of unsheltered homeless persons every other year (odd numbered years). In Los Angeles County, there are four Continuums, which include: the cities of Long Beach, Pasadena, and Glendale; as well as the Los Angeles CoC (which is includes all other areas of Los Angeles County). Starting in 2016, the Los Angeles, Glendale and Pasadena Continuums began conducting a comprehensive street and shelter count annually. In addition to the PIT street and sheltered count, the Continuums conduct a demographic survey; interviewing a sample of unsheltered homeless individuals to better understand the characteristics and experiences of homeless persons. In addition to household type, the demographic survey provides further details regarding gender, race, age, as well as sub-population information. Both the surveys and the PIT counts are conducted on the Service Planning Area (SPA) level, and thus the data analysis is available by the sub-regional SPAs.

According to the 2016 PIT count:

- On any given night in LA County, 46,874 people experience homelessness
- 73% of those are unsheltered
- 14% are members of homeless families
- 29% are chronically homeless
- 29% experience mental illness, and 22% experience chronic substance abuse
- 32% are women
- 9% are minors and 8% are 18-24
- 18% have experienced domestic violence

2016 Point in Time (PIT) Counts by Continuum of Care (CoC)

Area	Homeless Population
Los Angeles CoC	43,854
Pasadena CoC	530
Glendale CoC	240
Long Beach CoC*	737

*The Long Beach CoC 2016 PIT Count was a sheltered -only count.

2016 Point in Time (PIT) Counts

Area	Homeless Population
SPA 1	3,038
SPA 2	7,334
SPA 3	3,142
SPA 4	11,860
SPA 5	4,659
SPA 6	7,459
SPA 7	3,469
SPA 8	5,913
County Total**	46,874

** The County Total includes the 2015 Long Beach unsheltered PIT count of 1,513 persons.

Demographics by SPA, all CoCs									
Subpopulation	**SPA 1**	**SPA 2**	**SPA 3**	**SPA 4**	**SPA 5**	**SPA 6**	**SPA 7**	**SPA 8**	**Total**
Unsheltered	2,671	5,718	2,014	8,069	3,608	5,658	2,482	2,968	**33,188**
Sheltered	367	1,616	1,128	3,791	1,051	1,801	987	1,432	**12,173**
Individuals	2,534	6,221	2,575	10,431	4,068	6,311	2,894	3,742	**38,776**
Family Members	476	1,094	566	1,390	591	1,142	545	655	**6,459**
Children in Families (included Above)	275	637	335	776	329	643	308	267	**3,570**
Unaccompanied Minors	28	19	1	39	-	6	30	3	**126**
Chronically Homeless Individuals	890	2,631	1,133	3,363	1,322	2,134	985	904	**13,362**
Chronically Homeless Family Members	4	19	27	117	144	146	30	-	**487**
Veterans	65	268	186	810	677	257	142	374	**2,779**
Female Veterans (included Above)	5	26	9	30	72	29	4	7	**182**
Mental Illness	1,073	2,487	940	3,815	1,603	1,705	945	653	**13,221**
Chronic Substance Abuse	659	2,130	716	2,787	919	1,246	1,258	346	**10,061**
Persons with HIV/AIDS	20	157	22	284	14	102	49	6	**654**
Physical Disability	353	1,478	720	2,075	933	1,065	312	602	**7,538**
Male	2,030	4,524	2,097	8,396	3,302	4,627	2,356	2,958	**30,290**
Female	1,001	2,632	1,021	3,333	1,354	2,789	1,043	1,386	**14,559**
Transgender	7	178	7	131	3	43	70	56	**495**
Hispanic / Latino	462	2,541	1,273	3,224	1,002	1,610	1,477	826	**12,415**
White	1,028	2,865	1,215	2,656	1,710	270	966	1,375	**12,085**
Black / African-American	1,338	1,165	523	5,068	1,430	5,398	664	2,030	**17,616**
Asian	18	112	30	159	93	13	18	49	**492**
American Indian / Alaskan Native	122	63	48	322	122	44	78	126	**925**
Native Hawaiian / Other Pacific Islander	-	82	10	39	38	4	89	32	**294**
Multi-Racial / Other	70	582	75	392	264	120	177	112	**1,792**

Demographic Share by SPA, all CoCs*									
Subpopulation	**LA County (Baseline)**	**SPA 1**	**SPA 2**	**SPA 3**	**SPA 4**	**SPA 5**	**SPA 6**	**SPA 7**	**SPA 8***
Unsheltered	73%	88%	78%	64%	68%	77%	76%	72%	67%
Sheltered	27%	12%	22%	36%	32%	23%	24%	28%	33%
Individuals	85%	83%	85%	82%	88%	87%	85%	83%	85%
Family Members	14%	16%	15%	18%	12%	13%	15%	16%	15%
Children in Families (included Above)	8%	9%	9%	11%	7%	7%	9%	9%	6%
Unaccompanied Minors	0%	1%	0%	0%	0%	0%	0%	1%	0%
Chronically Homeless Individuals	29%	29%	36%	36%	28%	28%	29%	28%	21%
Chronically Homeless Family Members	1%	0%	0%	1%	1%	3%	2%	1%	0%
Veterans	6%	2%	4%	6%	7%	15%	3%	4%	9%
Female Veterans	0%	0%	0%	0%	0%	2%	0%	0%	0%
Mental Illness	29%	35%	34%	30%	32%	34%	23%	27%	15%
Chronic Substance Abuse	22%	22%	29%	23%	23%	20%	17%	36%	8%
Persons with HIV/AIDS	1%	1%	2%	1%	2%	0%	1%	1%	0%
Domestic Violence Experience	18%	29%	22%	22%	19%	13%	14%	15%	12%
Physical Disability	17%	12%	20%	23%	17%	20%	14%	9%	14%
Male	67%	67%	62%	67%	71%	71%	62%	68%	67%
Female	32%	33%	36%	32%	28%	29%	37%	30%	32%
Transgender	1%	0%	2%	0%	1%	0%	1%	2%	1%

Subpopulation	LA County (Baseline)	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	SPA 7	SPA 8*
Hispanic / Latino	27%	15%	35%	41%	27%	22%	22%	43%	19%
White	27%	34%	39%	39%	22%	37%	4%	28%	31%
Black / African-American	39%	44%	16%	17%	43%	31%	72%	19%	46%
Asian	1%	1%	2%	1%	1%	2%	0%	1%	1%
American Indian / Alaskan Native	2%	4%	1%	2%	3%	3%	1%	2%	3%
Native Hawaiian / Other Pacific Islander	1%	0%	1%	0%	0%	1%	0%	3%	1%
Multi-Racial / Other	4%	2%	8%	2%	3%	6%	2%	5%	3%

**Note: SPA 8 percentages do not include Long Beach CoC's unsheltered population.*

<table>
<tr><th colspan="6">Age by CoC and SPA</th></tr>
<tr><th></th><th>Under 18</th><th>18-24</th><th>25-54</th><th>55-61</th><th>Over 61</th></tr>
<tr><td>LAHSA</td><td>3,615</td><td>3,447</td><td>26,219</td><td>6,821</td><td>3,752</td></tr>
<tr><td>SPA 1</td><td>303</td><td>380</td><td>1,961</td><td>323</td><td>71</td></tr>
<tr><td>SPA 2</td><td>617</td><td>656</td><td>4,178</td><td>1,092</td><td>551</td></tr>
<tr><td>SPA 3</td><td>294</td><td>182</td><td>1,424</td><td>535</td><td>177</td></tr>
<tr><td>SPA 4</td><td>815</td><td>939</td><td>7,322</td><td>1,799</td><td>985</td></tr>
<tr><td>SPA 5</td><td>329</td><td>375</td><td>2,587</td><td>859</td><td>509</td></tr>
<tr><td>SPA 6</td><td>649</td><td>411</td><td>4,041</td><td>1,482</td><td>876</td></tr>
<tr><td>SPA 7</td><td>338</td><td>357</td><td>2,262</td><td>337</td><td>175</td></tr>
<tr><td>SPA 8</td><td>270</td><td>147</td><td>2,405</td><td>483</td><td>358</td></tr>
<tr><td>Glendale</td><td>39</td><td>9</td><td colspan="3">192</td></tr>
<tr><td>Pasadena</td><td>42</td><td>42</td><td colspan="2">336</td><td>78</td></tr>
<tr><td>Long Beach (Sheltered Only)</td><td>122</td><td>30</td><td colspan="3">585</td></tr>
</table>

Section 2. Inventory of Affordable Rental Housing Properties and Rent and Operating Subsidy Programs

This section of the Affordable Housing Outcomes Report provides an inventory of affordable housing in Los Angeles County. Affordable housing in Los Angeles County is created using local, State, and federal funding—often together in the same properties by necessity to overcome the high costs involved—as well as through local policies, and rental and operating subsidy programs. Consistent with the Report Template approved by the County in 2016, this inventory does not include tenant-based funding that is considered temporary assistance, and that does not offer long-term protections from severe rent burdens. Accordingly, with the exception of the Breaking Barriers program included at the Committee's request (in Section 3), this inventory does not include rapid re-housing assistance, which is a time-limited form of financial assistance that provides no guarantee of long-term protections from severe rent burden and typically has a duration of 6-18 months. This approach does not imply that rapid re-housing programs are not valuable—they clearly are for certain types of households undergoing temporary crises—but rapid re-housing programs do not directly reduce the gap in the supply of affordable rental homes, which is fundamentally the focus of this Report.

The sources of funding, policies, and rental and operating subsidies included in the inventory are listed below:

- Low Income Housing Tax Credits, federal and State-awarded;
- Project-based rental assistance, grants, and subsidized loans issued directly by the U.S. Department of Housing and Urban Development (HUD) to property owners;
- Public housing developments, owned by local housing authorities;
- City-level capital funding programs for a sample of jurisdictions within the County such as housing trust funds; commercial linkage or housing impact fees; HOME and Community Development Block Grant (CDBG) funds; Housing Opportunities for Persons with HIV/AIDS (HOPWA) funds; and redevelopment agency and successor agency funds;
- Other city-level policies for a sample of jurisdictions within the County such as inclusionary housing policies; density-bonus programs; specific plan and development agreements; and Mello Act
- Housing Choice Vouchers (HCVs) administered by local housing authorities;
- Continuum of Care (CoC) Programs administered at the local level, including the Supportive Housing Program (SHP), the Shelter Plus Care (S+C) Program, and the SRO Program; and
- The HUD-Veterans Affairs Supportive Housing (HUD-VASH) rental assistance program administered by the Department of Veterans Affairs (VA) through VA medical Centers (VAMCs) and community-based outreach clinics.

The table below shows County- and SPA-level affordable housing inventory totals.[8] Figure 1 on the following page shows a map of inventory of affordable rental and owner housing in the County (also available in Appendix A, and SPA-level maps are included in Appendix B).

The inventory also identifies rental properties at both the County and SPA level that are at ‘high’ or ‘very high’ risk of being converted to market rate within the next five years, according to the California Housing Partnership’s latest assessment.[9] At-risk totals are included in the table below, and Figure 2 on the following page shows a map of these properties at the County level (also available in Appendix A, and SPA-level maps are available in Appendix B).

Summary of Affordable Housing and At-Risk Properties in Los Angeles County

Geography	# Affordable Properties	# Affordable Homes	# At-Risk Properties	# At-Risk Homes
County	2,275	107,638	232	13,883
SPA 1	54	4,499	6	191
SPA 2	467	17,684	56	3,132
SPA 3	211	11,480	29	1,700
SPA 4	611	33,184	56	3,689
SPA 5	303	4,936	8	753
SPA 6	324	14,482	43	2,263
SPA 7	113	7,530	15	757
SPA 8	192	13,843	19	1,398

[8] The inventory is derived from a number of sources including: CHPC’s Preservation Database, Community Development Commission of the County of Los Angeles, Los Angeles County Department of Mental Health, Los Angeles County Department of Regional Planning, City of Palmdale, City of Beverly Hills, City of Burbank, City of Santa Monica, City of Glendale, City of West Hollywood, City of Pasadena, City of Long Beach, and the City of Los Angeles.

[9] California Housing Partnership, 2017. *2017 Statewide At-Risk Assessment*. March 8. http://chpc.net/wp-content/uploads/2017/03/2017-State-Risk-Summary-March-2017.pdf.

Figure 1. Total Affordable Housing Inventory in Los Angeles County

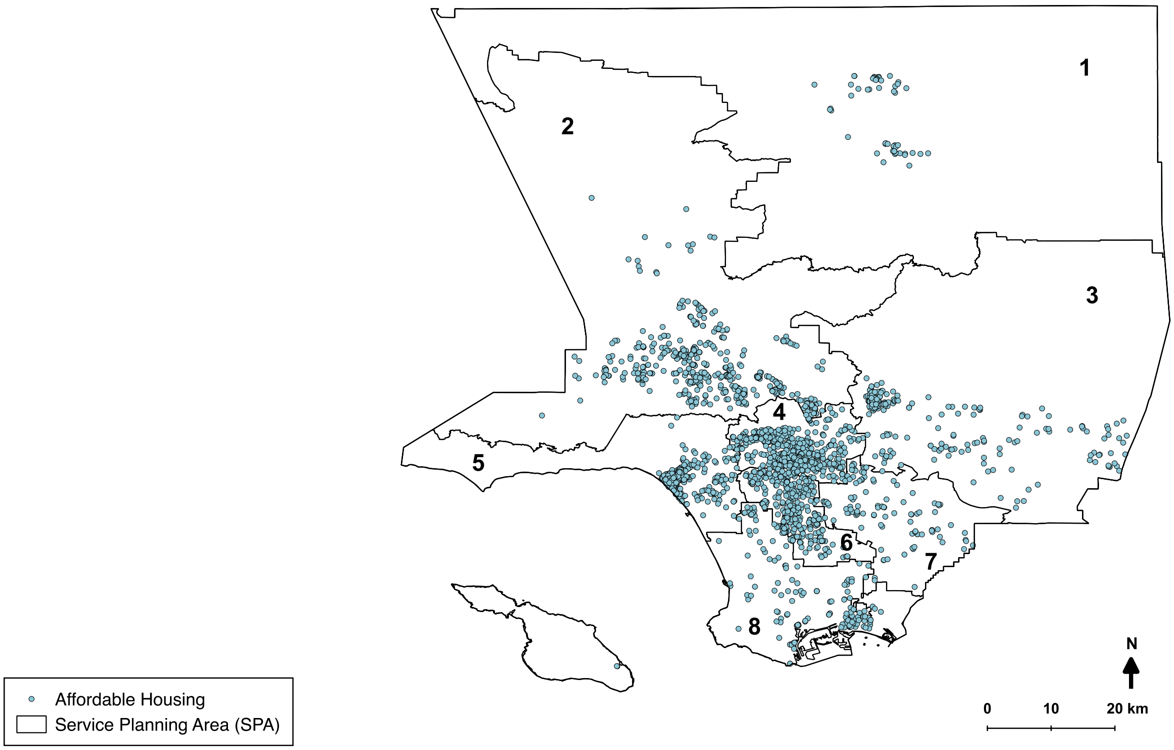
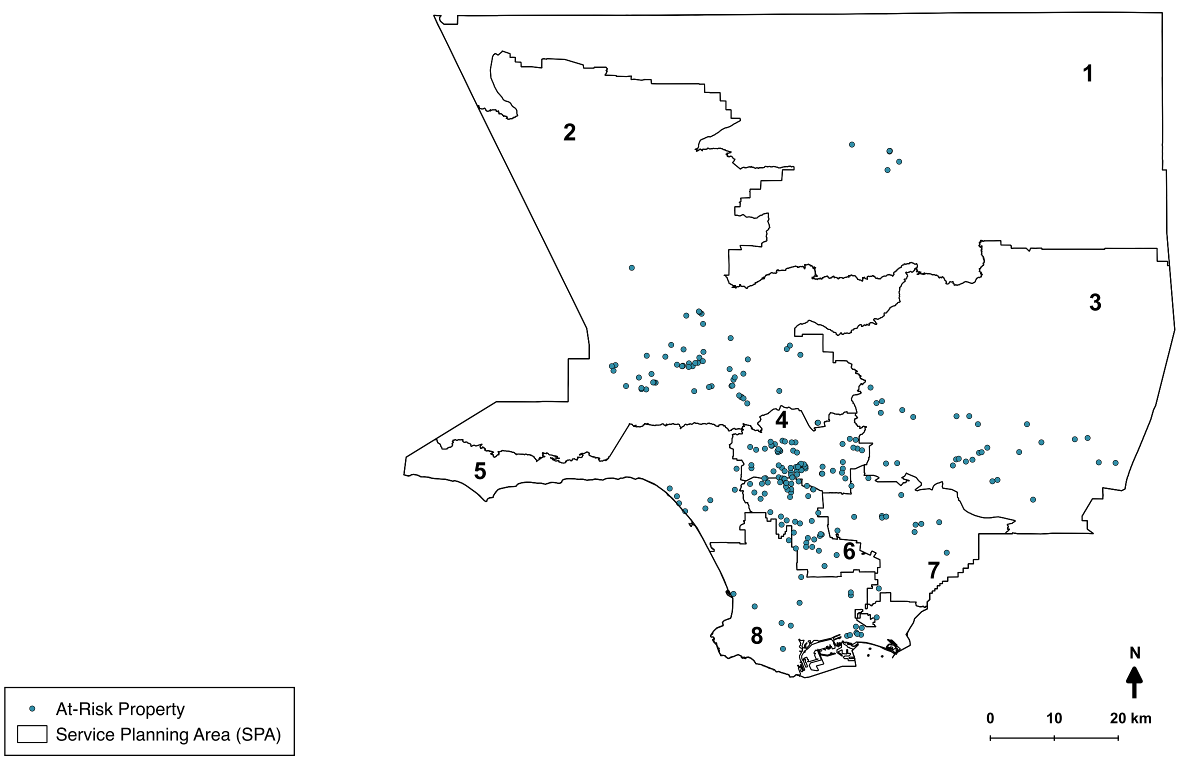


Figure 2. At-Risk Properties in Los Angeles County



Public Housing

Public housing is owned and operated by a Public Housing Authority (PHA) that guarantees affordable rents of 30% of income to households earning no more than 50% AMI at initial occupancy and no more than 80% AMI over time. Public housing is an important affordable housing resource that has been underfunded by Congress for decades resulting in a huge backlog of capital needs.[10] California's public housing stock has been shrinking as a result of both Congress' failure to appropriate sufficient funds and Congress allowing the conversion of public housing into a public-private partnership ownership model through the Rental Assistance Demonstration (RAD) program.

Four (4) County jurisdictions have PHAs: the City of Baldwin Park, the City of Lomita, the City of Los Angeles (HACLA) and the County of Los Angeles (HACoLA).[11]

- 70% of PHA dwelling units belong to HACLA
- 71% of PHA dwelling units are concentrated in three SPAs:
    - SPA 6 – 30%
    - SPA 4 – 21%
    - SPA 8 – 20%

Public Housing Authority	Dwelling Units	Occupied Units	% Occupied
Housing Authority of the City of Baldwin Park	12	12	100%
Housing Authority of the City of Lomita	78	76	97%
Housing Authority of the City of Los Angeles	7,089	6,725	95%
Housing Authority of the County of Los Angeles	2,950	2,917	99%
Grand Total	10,129	9,730	96%

Source: HUD, 2016. Dwelling units do not include such non-dwelling units as managers' offices, laundry rooms, etc.

SPA	Public Housing Authority	Dwelling Units	Occupied Units	% Occupied
1	HACoLA	39	38	97%
	Subtotal	**39**	**38**	**97%**
2	HACLA	477	476	100%
	HACoLA	243	240	99%
	Subtotal	**720**	**716**	**99%**
3	HACoLA	89	88	99%
	Baldwin Park	12	12	100%
	Subtotal	**101**	**100**	**99%**

[10] The last assessment of the capital needs of public housing nationally was more than $26 billion nationally.

[11] HACLA is in the process of converting Jordan Downs, which when completed will reduce these numbers.

SPA	Public Housing Authority	Dwelling Units	Occupied Units	% Occupied
4	HACLA	1,886	1,866	99%
	HACoLA	261	259	99%
	Subtotal	**2,147**	**2,125**	**99%**
5	HACLA	723	615	85%
	HACoLA	224	221	99%
	Subtotal	**947**	**836**	**88%**
6	HACLA	2,768	2,697	97%
	HACoLA	223	216	97%
	Subtotal	**2,991**	**2,913**	**97%**
7	HACLA	521	510	98%
	HACoLA	676	670	99%
	Subtotal	**1,197**	**1,180**	**99%**
8	HACLA	714	561	79%
	HACoLA	1,195	1,185	99%
	Lomita	78	76	97%
	Subtotal	**1,987**	**1,822**	**92%**
Grand Total		**10,129**	**9,730**	**96%**

Source: HUD, 2016.

Housing Choice Vouchers

Housing Choice Vouchers (HCVs), historically known as Section 8 vouchers, are one of the most flexible and powerful tools for providing affordable housing to the lowest income households. Vouchers are available to households earning up to 50% AMI on initial occupancy and continue paying to make housing affordable for households earning up to 80% AMI. The goal of the program is to have voucher recipients pay no more than 30% of their income for housing costs with the voucher making up the difference up to a market comparable rent, although some voucher holders in Los Angeles County end up a greater percentage of their income in housing expenses due to the very tight rental market that has pushed rents above the maximum payments allowed by the program. For example, 42% of voucher holders in the County pay more than 30% of their incomes on rent, and 21% pay more than 40% of their incomes on rent.[12] Congress has historically limited access to vouchers to fewer than one-fourth of eligible households, primarily due to funding constraints. Funding to renew the current level of vouchers is diminishing in real terms under the Budget Control Act of 2011 (the "Act"). PHAs have already had their voucher budgets cut by 5% in 2017 due to Congress's failure to allocate sufficient funds with further reductions likely during the remaining term of the Act.

[12] Center on Budget and Policy Priorities (CBPP) unpublished analysis of 2015 HUD administrative microdata.

Public Housing Authorities in the County collectively operate nearly 100,000 HCVs. Vouchers may be project-based, meaning that a PHA may award a contract for multiple vouchers to a particular owner for apartments in a specific property, or they may be tenant-based, meaning that the voucher travels with the tenant and can be used to rent any apartment where a landlord will accept it. HACLA, HACoLA, and the Long Beach PHA account for 86% of these vouchers, with HACLA holding more than half of all vouchers in the County.

Housing Authority Housing Choice Voucher Allocations in Los Angeles County

	HCVs Allocated 2015	% of Vouchers in County
Los Angeles City*	49,655	53.3%
Los Angeles County	23,567	25.3%
Long Beach	6,877	7.4%
Glendale	1,592	1.7%
Pasadena*	1,442	1.5%
Santa Monica	1,092	1.2%
Burbank	1,014	1.1%
Inglewood	1,002	1.1%
Pomona*	905	1.0%
Baldwin Park	899	1.0%
Compton	803	0.9%
Hawthorne Housing	711	0.8%
Norwalk	705	0.8%
Torrance	690	0.7%
South Gate	654	0.7%
Redondo Beach	593	0.6%
Pico Rivera	517	0.6%
Culver City	384	0.4%
Hawaiian Gardens	132	0.1%
Total	**93,234**	**100%**

Source: Center for Budget and Policy Priorities as amended by the PHAs.
**Los Angeles City, Pomona, and Pasadena numbers are for 2016.*

HACLA also has more than 17,000 vouchers allocated specifically for people experiencing homelessness and other very vulnerable persons. More than 4,500 of those vouchers are designated for veterans: 500 as part of the Homeless Veterans Initiative, and the rest through the Veterans Affairs Supportive Housing (VASH) program. The HUD-VASH program is a collaboration between the US Department of Housing and Urban Development and the Veterans Administration that combines rental subsidies with VA case management and clinical services. The Homeless Veterans Initiative provides subsidies and supportive services to veterans who are not eligible for VA healthcare.

In addition, HACLA has more than 4,000 Shelter Plus Care (S+C) or Continuum of Care (CoC) vouchers. S+C/CoC grants match rental subsidies with supportive services in order to leverage rental assistance dollars. To be eligible for such assistance, a person must be homeless or chronically homeless, must be living with mental illness, a substance use disorder, or HIV/AIDS, and must be referred by the provider of the supportive services being matched. Finally, HACLA has more than 1,100 moderate rehabilitation single room occupancy (SRO) vouchers, project-based vouchers than are intended to motivate CoC providers to rehabilitate old or abandoned buildings to increase the supply of SRO units. Additional voucher allocations to other public housing authorities are noted below.

Housing Authority	Voucher Type	Project or Tenant Based	Vouchers
HACLA	Homeless Section 8	Tenant	4,911
	Homeless Section 8	Project	2,409
	HUD-VASH	Tenant	2,905
	HUD-VASH	Project	1,154
	Veterans Section 8	Tenant	500
	Shelter+Care/CoC	Tenant	3,527
	Shelter+Care/CoC	Project	646
	Moderate Rehab SRO	Tenant	1,131
	Subtotal	**Tenant**	**12,974**
	Subtotal	**Project**	**4,209**
	PHA Total		**17,183**
HACoLA	Homeless Section 8	Tenant	800
	Homeless Section 8	Project	173
	HUD-VASH	Tenant	1,664
	HUD-VASH	Project	90
	Shelter+Care/CoC	Tenant	1,031
	Shelter+Care/CoC	Project	57
	Subtotal	**Tenant**	**3,495**
	Subtotal	**Project**	**320**
	PHA Total		**3,815**
Glendale	HUD-VASH	Tenant	15
	PHA Total		**15**
Pasadena	HUD-VASH	Tenant	35
	Shelter+Care/CoC	Tenant	68
	HOPWA	Tenant	15
	PHA Total		**118**
Santa Monica	Shelter+Care/CoC	Tenant	207
	Shelter+Care/CoC	Project	41
	PHA Total		**248**
Pomona	Shelter+Care/CoC	Tenant	54
	PHA Total		**54**
All	**Subtotal**	**Tenant**	**16,863**
	Subtotal	**Project**	**4,570**
	Grand Total		**21,433**

Housing Inventory Counts

The Housing Inventory Count (HIC) is meant to be a comprehensive listing of beds and supportive housing units dedicated to homeless and formerly homeless persons during the last ten days of January. The HIC thus includes many sorts of housing not included in the counts of permanent units below, such as transitional housing, emergency shelters, and rapid re-housing. As a result of its comprehensive nature, moreover, the HIC includes many different kinds of permanent housing, including shared and scattered-site housing, but it provides only one location for each project. SPA counts derived from the HIC for the Los Angeles Continuum of Care (CoC) should thus be seen as approximations based in some cases on the locations of projects' administrative offices or sponsoring organizations. With that caveat:

- Los Angeles Homeless Services Authority (LAHSA) accounts for 91% of permanent, year-round beds listed in the four CoCs' HICs for Los Angeles County. More than half of the County's year-round beds (54%) are listed in SPA 4.
- The Long Beach CoC accounts for 79% of permanent, year-round beds listed in SPA 8.
- The Pasadena CoC accounts for 11% of permanent, year-round beds listed in SPA 3.
- The Glendale CoC accounts for 9% of permanent, year-round beds listed in SPA 2.

2016 HIC Permanent Beds

Continuum of Care (CoC)	Year-Round Beds
LAHSA*	20,707
SPA 1	215
SPA 2	1,573
SPA 3	2,567
SPA 4	12,304
SPA 5	1,604
SPA 6	1,652
SPA 7	385
SPA 8	407
Pasadena (SPA 3)	307
Long Beach (SPA 8)	1,572
Glendale (SPA 2)	148
Grand Total	**22,734**

*Source: 2016 HICs. Does not include Rapid Re-Housing units. *Note: Units may be designated in a SPA based on the location of their organization's administrative offices rather than their actual location.*

Section 3. County-Administered Affordable Rental Housing Resources

This section of the Affordable Housing Outcomes Report provides an inventory of resources administered by Los Angeles County's agencies and departments for the development and operation of permanently affordable rental housing, as well as funding for long-term rental assistance and operating subsidies for low income households facing housing challenges. Consistent with the Report Template approved by the County in 2016, this inventory does not include tenant-based funding that is considered temporary assistance, and which does not offer long-term protections from severe rent burdens. Accordingly, with the exception of the Breaking Barriers program included at the Committee's request, this inventory does not include rapid re-housing assistance, which is a time-limited form of financial assistance that provides no guarantee of long-term protections from severe rent burden and typically has a duration of 6-18 months. This approach does not imply that rapid re-housing programs are not valuable—they clearly are for certain types of households undergoing temporary crises—but rapid re-housing programs do not directly reduce the gap in the supply of affordable rental homes, which is fundamentally the focus of this Report.

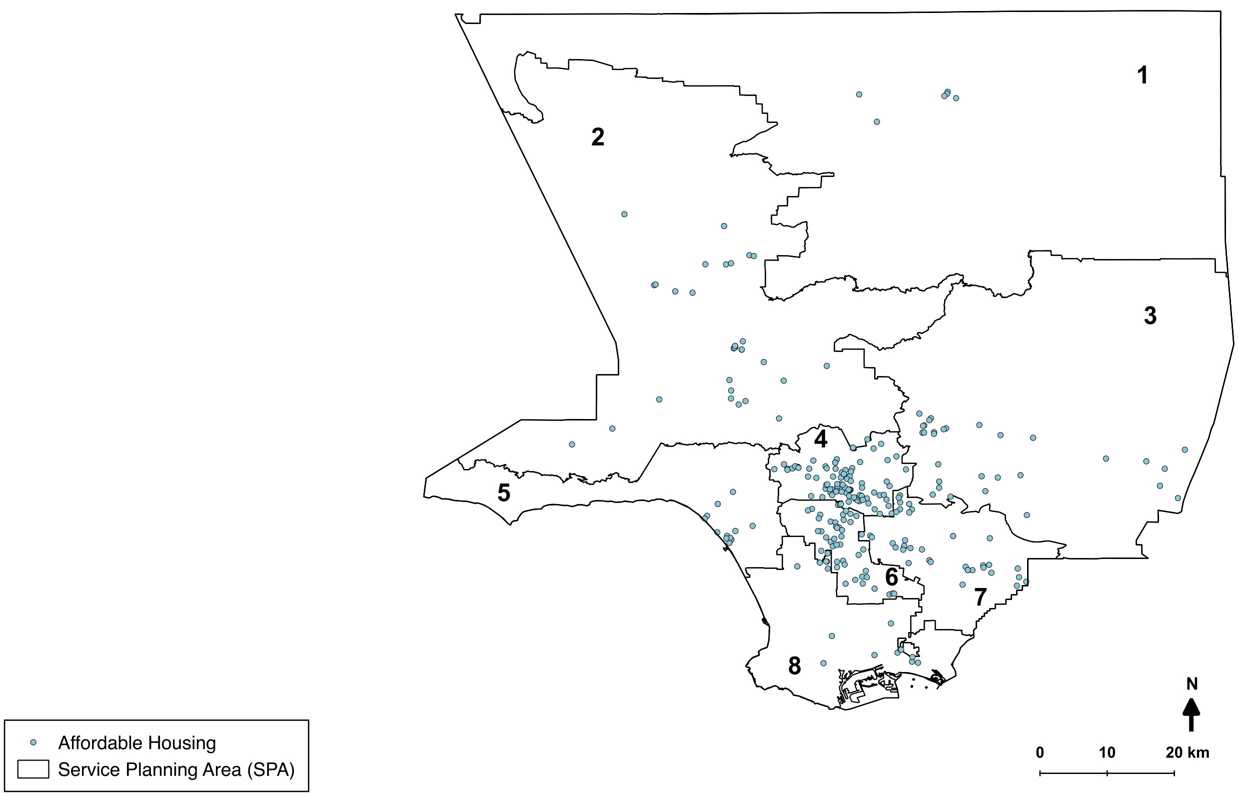
The sources of funding, policies, and rental and operating subsidies included in the inventory are listed below:

- Los Angeles County Community Development Commission (CDC) capital resources awarded through the Notice of Funding Availability (NOFA);
- Programs administered by the Housing Authority of the County of Los Angeles (HACoLA), including public housing; the Housing Choice Voucher (HCV) program (including project-based vouchers); the Veterans Affairs Supportive Housing (VASH) Program; the Shelter Plus Care/Continuum of Care Program (S+C/CoC); and the Section 8 Family Unification Program, administered with the Department of Children and Family Services (DCFS);
- Los Angeles Continuum of Care (CoC) resources coordinated by the Los Angeles Homeless Services Authority (LAHSA);
- Department of Mental Health (DMH) resources such as Mental Health Service Act (MHSA) funds and Special Needs Housing Program (SNHP);
- Resources administered by the Department of Health Services (DHS) programs such as Housing for Health and the Flexible Housing Subsidy Pool;
- The Departments of Probation and Health Services Breaking Barriers program;
- First 5 LA's Permanent Supportive Housing for Homeless Families initiative;
- Tax-exempt bond financing; and
- Land use policies such as the Mello Act and Density Bonus.

The table below shows County- and SPA-level inventory totals for County-administered rental properties. Figure 3 shows a map of the County-administered inventory of affordable rental and owner housing (also available in Appendix A). Maps of Service-Planning Areas (SPA) are included in Appendix B.

County Administered Affordable Rental Housing		
Geography	**# Properties**	**# Homes**
County	260	12,765
SPA 1	6	272
SPA 2	31	2,017
SPA 3	30	1,513
SPA 4	85	4,174
SPA 5	12	298
SPA 6	44	1,614
SPA 7	39	2,252
SPA 8	13	625

Figure 3. County Administered Affordable Rental Properties in Los Angeles County



Housing Authority of the County of Los Angeles (HACoLA)

HACoLA owns 64 conventional public housing developments containing nearly 3,000 affordable rental homes, the largest concentration of which is in SPAs 7, and 8. All of HACoLA's capital spending in FY 2016-2017 went to building rehabilitation.

HACoLA Public Housing Rehabilitation Expenditures in FY 2016-2017	
FY 2016-17 Capital Budget	$7,120,901
Anticipated FY 2017-18 Capital Budget	$11,705,200
Senior units (average cost per month)	$2,078
Large family units (average cost per month)	$2,652

HACoLA Conventional Public Housing Developments as of CY 2016		
SPA	**Developments**	**Units**
1	2	40
2	2	245
3	1	89
4	4	271
5	4	224
6	16	252
7	10	670
8	25	1,171
Grand Total	**64**	**2,962**

HACoLA administers multiple voucher programs providing long-term rental assistance for 92,996 low-income individuals, veterans, people experiencing homelessness, transition-age youth, homeless and at-risk veterans, seniors, and disabled persons, as well as the DCFS Family Unification Program. The vast majority of the Authority's voucher recipients (87%) are participants in the Housing Choice Voucher (HCV) Program and have incomes below 30% AMI.

In 2016, a total of 1,493 HACoLA voucher recipients left their program.[13] Exits from voucher programs in 2016 occurred for the following reasons:

- The majority of exits from the traditional Section 8 programs, HCV and Project-Based Voucher (PBV), were due to voucher holders moving and being unable to find new housing that was affordable and managed by landlords willing to accept vouchers within the time frame allowed by the Housing Authority.[14]
  - HCV exits also often resulted from death, program violation,[15] increases income above program limits, other violations of program terms or self-termination;
  - PBV exits resulted most often (20%) when participants achieved self-sufficiency;[16]

[13] In general, when households leave voucher programs, their vouchers remain in the program and become available to other households in need of rental assistance.
[14] HACoLA allows 60 days to find a new home, although it allows extensions for up to 180 days upon request.
[15] Program violation is a general category that includes tenants who fail to submit their eligibility paperwork, are terminated due to causing excessive damage to their unit and failing to correct the unit's deficiencies, or commit other such program violations.

- In the Veteran Affairs Supportive Housing Program (VASH) and Continuum of Care (CoC) voucher programs, the most common reason for exit was program violation, followed by self-sufficiency; and
- DCFS Family Unification exits were usually due either to voucher expiration or to program violation.

Tenants Served by HACoLA Voucher Programs in CY 2016

	Households Housed	Individuals Housed	Avg. Monthly Cost per HH	Avg. Monthly Cost per Person	Disabled Persons Housed	Elderly Persons Housed
Housing Choice Voucher Program	31,556	83,035	$877.00	$333.46	12,122	14,214
Project Based Voucher Program	869	2,248	$877.00	$338.61	413	436
Veteran Affairs Supportive Housing Program	2,232	3,618	$877.00	$541.36	984	812
Shelter Plus Care/Continuum of Care (S+C/CoC)	1,239	2,553	-	-	1,325	217
Section 8 Family Unification Program (DCFS)	349	1,542	$877.00	$198.42	159	25
Total	**36,245**	**92,996**	**$877.00**	**$339.60**	**15,003**	**15,704**

**Turnover of voucher recipients may cause one voucher to house more than one household in a given calendar year. Scarcity of affordable units may cause a voucher to go unused. As a result, annual households served may not match annual voucher allocation.*

[16] The self-sufficiency category includes tenants who are no longer eligible for vouchers due to increases in income (they have not received a subsidy for six or more months), as well as those who no longer feel that they need assistance or decide that the level of assistance available has become so small that it's not worth their trouble.

HACoLA Tenant Reasons for Leaving Voucher Programs in CY 2016					
	HCV Program	**PBV Program**	**VASH**	**S+C/CoC**	**DCFS Section 8 Family Unification Program**
Deceased	22.9%	15.6%	14.9%	7.5%	-
End of program	1.3%	-	-	-	-
Ineligible for program	0.1%	-	-	-	-
Program violation	21.5%	4.4%	32.8%	37.3%	42.9%
Self Termination	19.9%	-	-	-	-
Voucher expired	26.8%	60.0%	24.6%	23.9%	50.0%
Self-sufficient	7.6%	20.0%	27.7%	31.3%	7.1%

Department of Mental Health

The Mental Health Services Act (MHSA) Housing Program provides both capital development and operating subsidy funding for the development of PSH for Department of Mental Health (DMH) consumers who are homeless. Through partnerships with developers, on-site service providers and property management companies, DMH is increasing the amount of affordable housing available to individuals with mental illness and their families. DMH and its network of agencies provide the mental health services to the consumers in MHSA-funded units. This program is underwritten and monitored by the California Housing Finance Agency. The MHSA Housing Trust Fund (HTF) Program provides funding for supportive services in PSH for consumers that were homeless or at risk of homelessness.

Capital Investments

In FY 2016-17, DMH implemented the Local Government Special Needs Housing Program (SNHP) which replaced the MHSA Housing Program. The Department's capital investments in 2016 went to finance 8 properties, all of which are in pre-development.

DMH SNHP Projects in Development by SPA in FY 2016-2017			
SPA	**Projects**	**SNHP Units**	**Total Units**
1	1	14	80
4	2	37	121
6	3	45	269
7	2	56	113
Total	8	152	583

DMH Capital Investments	
FY 2016-17 Capital Budget	$18,450,000
Available Balance for FY 2017-18 Capital Budget	$5,119,192
Avg. Cost/Unit of Supportive Housing (Permanent Financing)	$93,174

Federal Housing Subsidies Program

Funded by pass through grants from the City and County Housing Authorities, DMH's Federal Housing Subsidies Program provides consumers access to Permanent Supportive Housing (PSH) subsidies through the following programs: Shelter Plus Care (S+C), Tenant Based Supportive Housing (TBSH), the Homeless Veterans Initiative (HVI), Homeless Section 8 (HS8), and the Housing Choice Voucher (HCV) program. These tenant-based subsidies make units affordable for consumers who pay a limited percentage of their income as rent, with the balance paid to the owner by the Housing Authority.

Rental Subsidies Received by DMH Clients Newly Housed in 2016

	# of Households	% of Subsidies
HACLA SPC	186	33%
HACLA HS8	83	15%
HACLA TBSH	67	12%
HACLA HVI	16	3%
HACoLA SPC	79	14%
HACoLA HCVP	6	.01%
MHSA Housing Program[17]	131	23%
Total[18]	**568**	**100%**

Ages in DMH Tenant-Based Programs*

Age	# of Head of Households
18-29	52
30-39	79
40-49	105
50-59	140
60-69	57
70+	4
Total	**437**

**Among households newly housed in 2016.*

Gender in DMH Tenant-Based Programs*

Gender	# of Head of Households
Female	232
Male	205
Total	**437**

**Among households newly housed in 2016.*

Age and Gender in DMH Project-Based Programs*

Age	Female	Male	Grand Total
17 or Under	0	1	2
18-23	13	14	27
24-30	10	6	15
31-50	19	5	24
51-61	8	20	28
62 or Over	15	20	35
Grand Total	**65**	**66**	**131**

**Among households newly housed in 2016.*

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[17] As of December 31, 2016, the total number of DMH clients housed through the MHSA Housing Program (including those housed prior to 2016) is 781.

[18] As of December 31, 2016, the total number of DMH clients housed (including those housed prior to 2016) is 1,819.

Reasons for Exit from DMH Tenant-Based Housing Programs in 2016		
	# of Households	% of Households
Moved to another subsidized housing project/unit	32	28%
Death	19	17%
Moved with another certificate, but couldn't locate housing	16	14%
Unknown/Disappeared	11	10%
Eviction	7	6%
Moved out to avoid eviction	1	1%
Non-Compliance	4	3%
Non-Compliance with annual recertification	3	3%
Termination of lease due to need for a higher level of care	3	3%
Jail	3	3%
Fraud	2	2%
Employment Opportunity	1	1%
Permanent Housing w/ no subsidy	5	4%
[Missing data]	8	7%
Grand Total	**115**	**100%**

Department of Health Services (DHS): Housing for Health

The DHS Housing for Health program is a supportive housing program for vulnerable populations in Los Angeles County whose goal is to end homelessness, reduce unnecessary health care expenses, and improve health outcomes. Key program highlights:

- As of the end of 2016, the Housing for Health program served 2,289 individuals, including 1,207 new to the program (Housing for Health does not distinguish between individuals and households). The program anticipates expanding to serve approximately 1,200 additional individuals in 2017;
- All persons served through the program receive Intensive Case Management Services, at an average monthly cost of $450 per person;
- The DHS Flexible Housing Subsidy Pool (FHSP) currently provides rental assistance to 1,208 persons in the Housing for Health program, including to 570 individuals new to the program in 2016. The other two main sources of rental subsidy for individuals

served in the program are Housing Authority of the City of Los Angeles (HACLA) vouchers and S+C/Continuum of Care (CoC) subsidies.

- The average per-person monthly cost to provide rental assistance through the FHSP (including administrative costs) is $1,150 for individuals new to the program in 2016; and
- Approximately 62% of those new to the program in 2016 are 50 years old or older, and 35% are between 50 and 59.
- Of those exiting the program, the most common reasons given are voluntary surrender of unit, moving into another independent living situation or moving to live with friends or family, and the client passing away.

Gender of Housing for Health Tenants*

	Persons
Female	429
Male	771
Transgender	1
Trans M to F	4
Trans F to M	2

**Among households newly housed in 2016.*

Age of Housing for Health Tenants*

	Persons
18-29	83
30-39	149
40-49	229
50-59	417
60-69	267
70+	62

**Among households newly housed in 2016.*

Rental Subsidies Received by Housing for Health Clients Newly Housed in 2016

	Persons	Percent of Subsidies
FHSP	570	47%
HACLA TBV	220	18%
HACLA PBV	114	9%
HACoLA	4	0%
LAHSA	4	0%
S+C/COC	265	22%
Other	30	2%

Race of Housing for Health Tenants

	Persons
Black	541
Latino	242
White	218
American Indian	31
Asian/Pacific Islander	23
Unknown	133
Other	19

**Among households newly housed in 2016.*

Department of Probation and Health Services: Breaking Barriers

The Breaking Barriers program, created by the Department of Probation, is run in collaboration with DHS's Office of Diversion and Reentry (ODR). Breaking Barriers connects adult felony probationers as well as individuals connected to AB 109 (State/County Realignment) resources in LA County with short-term rental subsidies for market-rate units while providing supportive services. The program's primary goals are to reduce recidivism to jail and prison and to increase housing retention among program participants. To be eligible for the program, probationers must be adult felony offenders or have been diverted from state prison to county jail under AB 109. They must generally be considered to pose a high or moderate risk of reoffending. They must also meet one of four definitions of homelessness (living in a place not meant for human habitation, living in an emergency shelter, exiting jail or prison within 30 days and identified by the Deputy Probation Officer of Record as homeless or transient, or losing their primary residence within 14 days and lacking the resources to remain in housing). Finally, they must be able to assume full financial responsibility for paying their rent within 24 months or less. Employment services are provided to participants, in addition to other supportive services.

- Adults in this program are significantly younger than clients in other County housing programs for homeless and at-risk individuals, with 71% of clients aged between 18 and 35.
- 71% of those housed are black/African American.
- The most common reason for exit from the program is incarceration.

Breaking Barriers	
Households Housed in 2016	97
Individuals Housed in 2016	158
Projected Households Housed in 2017	60
Projected Individuals Housed in 2017	97
Avg. Monthly Cost of Services in 2016	$450.00
Avg. Monthly Rental Subsidy in 2016	$1,031.24

Race of Breaking Barriers Clients, 2016	
	Persons
Asian	3
Black/African American	141
Native Hawaiian/Pacific Islander	2
Native American or Alaska Native	4
White	33
Other	14
Declined to state	1

Age of Breaking Barriers Clients, 2016	
	Persons
18 to 35	140
36 to 45	34
46 to 55	19
56 to 65	2
Over 65	1

Reasons for Exiting Breaking Barriers Program, 2016		
	# of Exits	**% of Exits**
Incarceration	16	36%
Whereabouts Unknown	10	22%
Unable to Meet Program Requirements	9	20%
Voluntary Exit	9	20%
Death	1	2%
Total	45	100%

First 5 LA and Los Angeles County Community Development Commission (CDC)

Capital Expenditures

First 5 LA invests in efforts to provide the best start for children from prenatal to age five, and their families. In 2012, First 5 LA's Permanent Housing Capital Development Initiative, administered through the CDC, issued a one-time NOFA to provide $16 million in capital funding for acquisition, new construction, and rehabilitation of affordable rental homes for homeless families or those at risk of homelessness who have had involvement with the child welfare system and have children aged prenatal to five years old.[19] The program limits the number of households receiving a subsidy in a given property to 50% so that families whose children age out of the program can remain in their homes, although they do not continue to receive the subsidy. Program highlights include:

- Expended $16 million in capital investments for permanent supportive housing;
- The average cost per unit for new construction was $497,648;
- The average cost per unit for rehabilitation was $127,147;
- Existing developments that have been placed in service are located in four SPAs:
  - SPA 1, 39 low-income units and 110 total units (rehab)
  - SPA 3, 19 low-income units and 20 total units (new construction)
  - SPA 4, 15 low-income units and 40 total units (new construction)
  - SPA 7, 24 low-income units and 25 total units (new construction)
- One additional development has not yet been placed in service, and it will contain 13 low-income units and 40 total units (new construction).

Housing Services Programs (HSPs)

In fiscal year 2015-2016, First 5 LA provided rental assistance and supportive services to families below 50% AMI with children five years old and younger. That program has now ended. The program's outcomes for 2016 were as follows:

- 403 families/1,237 individuals housed
- Average cost per household of $11,478
- Average cost per person of $3,739

By far the most common reason for exiting the program was program completion, meaning that the youngest member of the household aged out of eligibility. However, as previously noted, the program is designed to allow families to remain in their units after their children age out of the program and they no longer receive a subsidy.

[19] The NOFA also provided funding for services and rapid re-housing.

Fiscal Year 2015-2016 First 5 LA HSP Exits (by Household)		
Reason for Leaving	**Households**	**% of Exits**
Completed program	234	84.5%
Left for a housing opportunity before completing program	3	1.1%
Needs could not be met by program	1	0.4%
Non-compliance with program	22	7.9%
Reached maximum time allowed by program	2	0.7%
Unknown/disappeared	15	5.4%
Grand Total	**277**	**100.00%**

During the final fiscal year of the program, July 1, 2015-June 30, 2016:

- Families supported by First 5 LA's Housing Services were nine times more likely to have female than to have male heads of household.
- Children 5 and younger accounted for 54% of non-heads of household.
- Children over 5 accounted for 34% of non-heads of household.
- More than half of heads of household (57%) were 25 to 35 years old.

Gender of First 5 LA HSP Tenants, FY 2015-2016						
	Non-Head of Household	**%**	**Head of Household**	**%**	**Grand Total**	**%**
Female	1,213	48%	970	89.5%	2,183	60%
Male	1,283	51%	107	9%	1,390	39%
Unknown	32	1%	5	0.5%	37	1%
Grand Total	**2,528**	**100%**	**1,082**	**100%**	**3,610**	**100%**

Race of First 5 LA HSP Tenants, FY 2015-2016			
	Non-Head of Household	Head of Household	Grand Total
Asian	19	11	30
Black/African-American	1,123	557	1,680
Data not collected	90	20	110
Don't Know/Refused	116	48	164
Multiple Races	132	37	169
Native Hawaiian/Pacific Islander	20	13	33
US Indian/Alaska Native	31	9	40
White	997	387	1,384
Grand Total	**2,528**	**1,082**	**3,610**

Ages of First 5 LA HSP Heads of Household, FY 2015-2016		
Age Range	Total	%
18-24	228	21.07%
25-35	621	57.4%
36-54	225	20.8%
55+	7	0.64%
Unknown	1	0.09%
Grand Total	**1,082**	**100%**

Ages of First 5 LA HSP Non-Heads of Household, FY 2015-2016	
	Total
0-5	1,358
6-12	702
13-17	164
18-24	82
25-35	140
36-54	68
55+	13
Unknown	1
Grand Total	**2,528**

Ethnicity of First 5 LA HSP Tenants, FY 2015-2016			
	Non-Head of Household	**Head of Household**	**Grand Total**
Client doesn't know	15	1	16
Client refused	7	1	8
Data not collected	44	9	53
Hispanic/Latino	1,208	414	1,622
Non-Hispanic/Non-Latino	1,254	657	1,911
Grand Total	**2,528**	**1,082**	**3,610**

Conclusion

As evidenced in this section, agencies throughout the County have used many innovative approaches to address the local homelessness and housing affordability crisis. County agencies have invested significant effort and locally controlled resources to create and preserve affordable homes and provide rental assistance to thousands of its most vulnerable residents.

The County has helped create 260 properties with 12,765 affordable rental homes through capital investments from CDC or DMH, tax-exempt bonds, and County-administered land use policies. In addition, County agencies provided rental assistance to more than 37,000 households through HACoLA voucher programs and the DHS Flexible Housing Subsidy Pool in calendar year 2016.

To further assess how these investments are meeting the need for affordable homes identified in Section 1, the next section of the Report analyzes the existing inventory of affordable homes relative to select geographic criteria, such as proximity to transit and gentrification.

Section 4. Neighborhood Accessibility and Vulnerability

Geographic Criteria

The analysis in this section draws on the following geographic criteria, which the Board of Supervisors directed be included the Template for the Affordable Housing Outcomes Report when it adopted the Template on March 30, 2016:

- *Low-Wage Jobs-Housing Fit.* Low-wage jobs-housing fit ("fit") describes the extent to which housing options in a jurisdiction are affordable to its low-wage workforce.[20] Places with lower ratios of low-wage jobs to affordable housing—up to 2:1—are considered to have a relatively good fit. If a jurisdiction has a higher ratio, however, its low-wage workforce is likely forced to commute long distances and spend a significant share of its income on transportation. In this analysis, we consider jurisdictions with low-wage jobs to affordable housing ratios between 2:1 and 5:1 to have moderate fit, and we use ≥5:1 as the threshold to determine whether a jurisdiction has a poor fit (see Appendix A for map of Los Angeles County's Jobs-Housing Fit).

- *Gentrification and Displacement Risk*. Low-income residents in traditionally working class neighborhoods undergoing gentrification—characterized by new capital investment and an influx of higher-income, higher-educated residents—are at higher risk of displacement from their homes due to market pressures.[21] The Urban Displacement Project, a joint UC Los Angeles and UC Berkeley research project, has identified census tracts in socioeconomically disadvantaged neighborhoods in Los Angeles County that experienced gentrification between 2000 and 2013.[22] Low-income households living within and near these areas of the County are particularly vulnerable to displacement (see Appendix A for map of gentrified census tracts in Los Angeles County).

- *Transit Access.* Low-income households are more dependent on public transportation than higher income households, and are also significantly less likely to drive when they live near transit stations.[23] Gentrification and displacement patterns, which are

[20] Benner, Chris and Karner, Alex. 2016. *Low-wage jobs-housing fit: identifying locations of affordable housing shortages*. Urban Geography, 37:6, 883-903.
[21] Zuk, Miriam, et al. 2015. *Gentrification, Displacement and the Role of Public Investment: A Literature Review.* March 3. Website:
http://www.urbandisplacement.org/sites/default/files/images/displacement_lit_review_final.pdf
[22] The Urban Displacement Project uses a gentrification index "to characterize places that historically housed vulnerable populations and experienced significant demographic shifts and investment in real estate." Urban Displacement Project, 2015. Executive Summary:
http://www.urbandisplacement.org/sites/default/files/images/urban_displacement_project_-_executive_summary.pdf
[23] For example, see: Newmark, Gregory and Haas, Peter. 2015. *Income, Location Efficiency, and VMT: Affordable Housing as a Climate Strategy*. Center for Neighborhood Technology Working Paper. December 16.

concentrated in transit-oriented neighborhoods, puts low-income households at risk of losing access to transit over time. To capture transit-oriented areas in Los Angeles County, this analysis uses the Southern California Association of Government's (SCAG) 2040 High Quality Transit Areas (HQTA) in the County, as directed by the Template (see Appendix A for map of HQTAs in Los Angeles County).[24]

- *Neighborhood Amenities*. Living in proximity to amenities can influence the wellbeing of low-income households. The amenities included in this analysis are parks and open space, libraries, and health care facilities—all of which, along with transit (described above), are included in State regulations for awarding housing Low Income Housing Tax Credits Template (see Appendix A for map of Neighborhood Amenities in Los Angeles County).[25]

County-Level Patterns

The map of Los Angeles County below shows High Quality Transit Areas (HQTAs), low-wage jobs-housing fit at the jurisdictional level, and census tracts that gentrified between 2000 and 2013.

This map illustrates several intersecting patterns around transit access, displacement risk, and the ratio of low-wage jobs to affordable homes for low-income households in the County.

Transit Access and Displacement Risk:

First, although only eight percent (8%) of tracts in the County gentrified between 2000 and 2013, gentrification occurred almost entirely in dense, urban areas of the County well-served by transit. Neighborhoods that gentrified during this period are also predominantly located in jurisdictions with relatively equal balances of low-wage jobs and affordable housing units, when compared to the rest of the County.

Low-income households living in the County's transit-rich, gentrifying neighborhoods in the County will face increasing displacement pressures over time. Indeed, the Urban Displacement Project found that between 2000 and 2013, transit-proximate neighborhoods in Los Angeles County experienced greater losses of lower-income households and other disadvantaged populations, relative to neighborhoods not well served by transit.[26]

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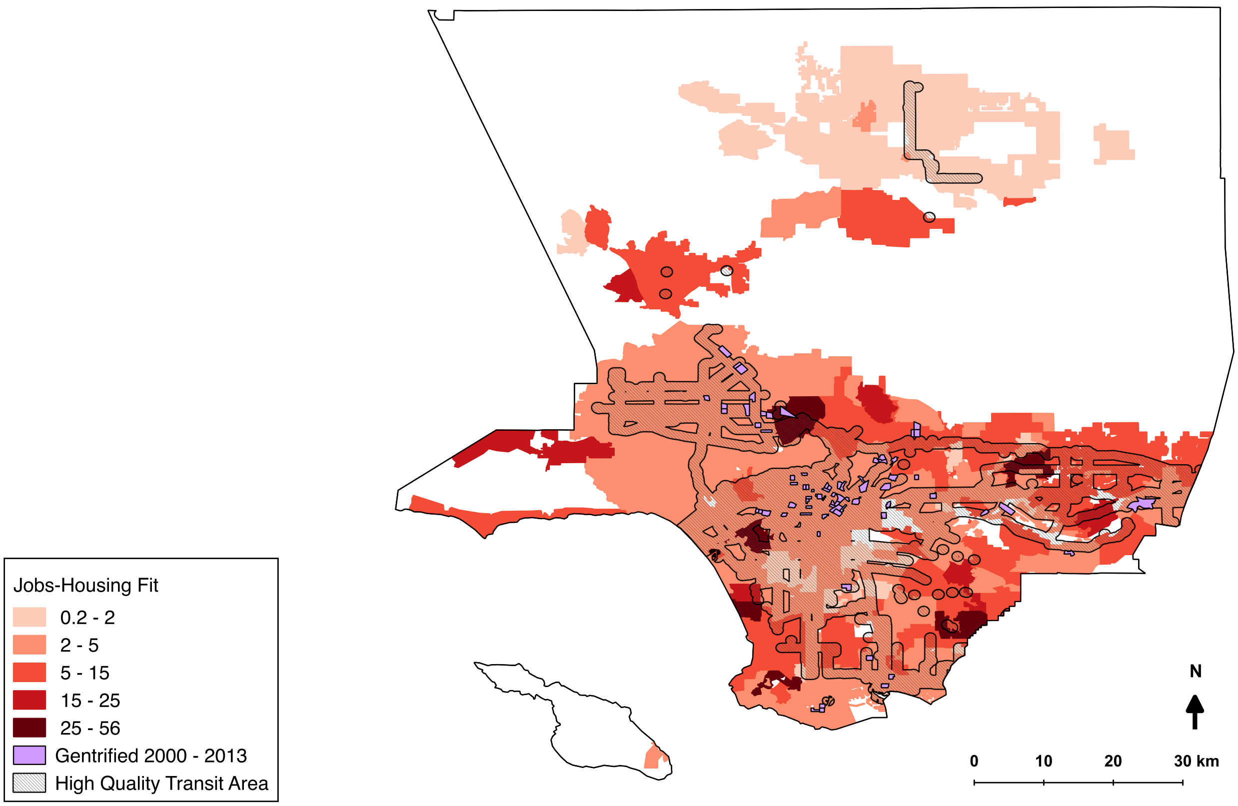
[24] SCAG defines High Quality Transit Areas as being within 1/2-mile of stations with service every 15 minutes or less during peak commute times, including both fixed guideway transit ad bus rapid transit. This definition is consistent with State housing program, except in that the criteria for defining proximity to transit stations varies somewhat across programs; for example, regulations for awarding Tax Credits defines proximity as 1/3-mile, while other State programs (like SCAG) use 1/2-mile.

[25] California Tax Credit Allocation Committee, Office of the State Treasurer. *Qualified Allocation Plan*. Website: http://www.treasurer.ca.gov/ctcac/programreg/regulations.asp

[26] Urban Displacement Project: http://www.urbandisplacement.org/map/la

Figure 4. Neighborhood Accessibility in Los Angeles County



Low-Wage Jobs-Housing Fit:

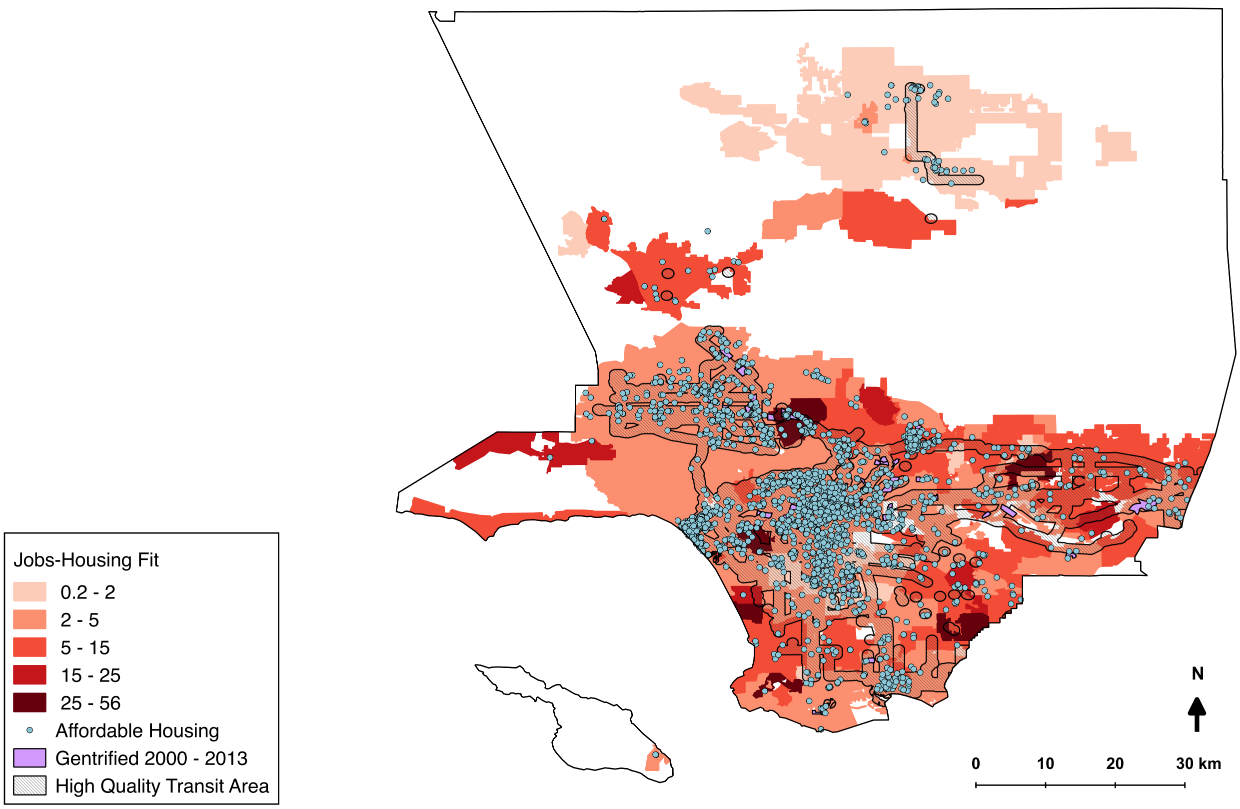
Very few jurisdictions in the County provide sufficient affordable housing options relative to the size of their low-wage workforces. The only concentrations of good fit, with ratios of equal to or fewer than two low-wage jobs for each affordable home, are in the Antelope Valley and areas south of the City of Los Angeles—including cities such as Inglewood and Lynnwood, and unincorporated areas such as Westmont.

Jurisdictions that do not provide sufficient affordable housing options relative to the size of their low-wage workforces are concentrated in the eastern portion and western edges of the County. However, there are pockets extreme levels of poor fit throughout. For example, Burbank, Beverly Hills, Manhattan Beach, and Cerritos each have more than 25 low-wage jobs per affordable housing unit. Areas in the County with poor fit are also generally less well served by transit, although there are some exceptions to this pattern—such as areas within San Gabriel Valley and Pomona Valley in the eastern part of the County.

Existing Affordable Housing Inventory

The map below shows the existing inventory of affordable housing in the County—as described in Sections 2 and 3 of this report—overlaid on the geographic features from the previous map. Maps of each SPA are included in Appendix B of this report.

Figure 5. Affordable Housing and Neighborhood Accessibility in Los Angeles County



Summary statistics for the existing affordable housing inventory relative to the geographic criteria discussed in this section are included below:

Summary Statistics of Affordable Housing and Neighborhood Accessibility in Los Angeles County								
	Total Properties in Category		**In HQTA**		**In HQTA and within 1/2-mile of gentrified tract**		**In jurisdiction with poor jobs-housing fit ratio (≥ 5)**	
	#	**%**	**#**	**%**	**#**	**%**	**#**	**%**
Total	2,275	100%	1,946	86%	685	30%	331	15%
County-Supported	260	100%	197	76%	78	33%	53	20%
At-Risk Properties	232	100%	200	86%	78	34%	29	13%

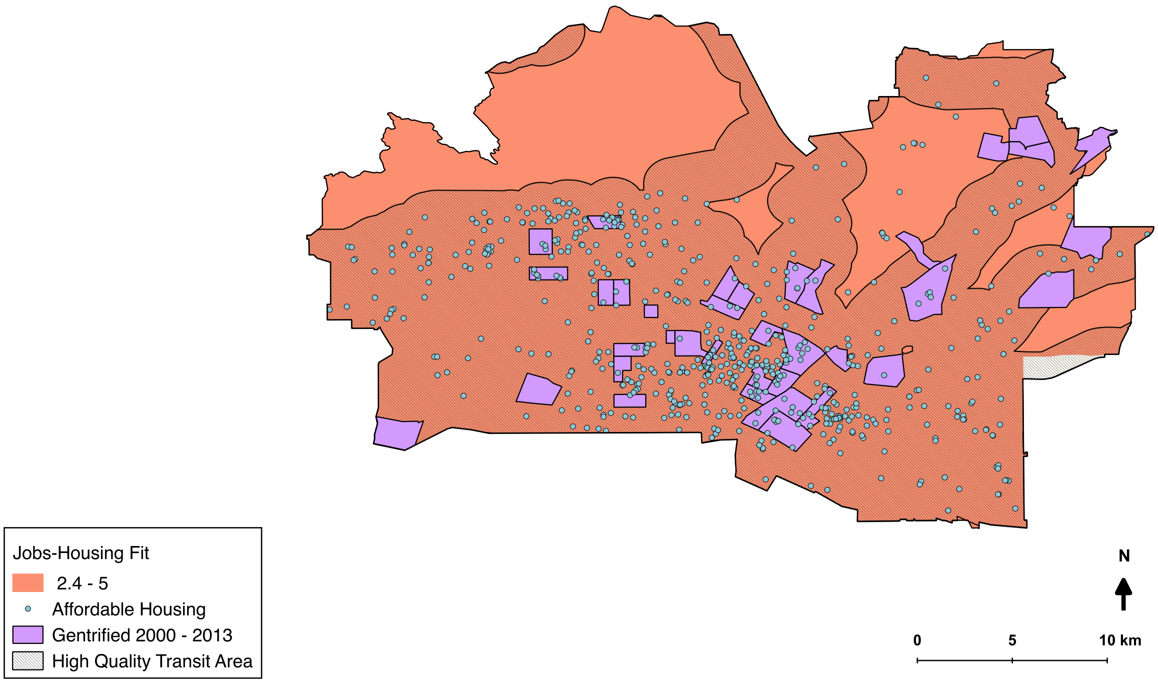
Transit Access and Displacement Risk:

The existing inventory of affordable housing in the County is, in the aggregate, well positioned to help its low-income residents maintain footholds in transit-accessible areas—including some of those experiencing gentrification—where low-income people are already reducing in number, and will continue to face displacement pressures moving forward. The following data supports this conclusion:

- The existing inventory of affordable housing is almost entirely located within the County's transit-accessible neighborhoods—including in transit-rich areas where gentrification was most prominent from 2000 to 2013;
- Eighty-six percent of properties in the existing inventory are located within HQTAs, and 30 percent of total properties are in HQTAs that are also within ½-mile of a census tract that gentrified between 2000 and 2013; and
- County-supported properties also follow this pattern—with 76 percent located in transit-rich areas, and 33 percent located areas that are both transit-rich and either within or near gentrified areas.

These trends are pronounced in Service Planning Area (SPA) 4—encompassing Downtown Los Angeles and adjacent neighborhoods—which is well-served by transit, and where gentrification is prevalent (see Figure 6, Appendix B). In SPA 4, 97 percent of the existing inventory is located within HQTAs, and 71 percent of the inventory is both within an HQTAs and within a half-mile of a tract that recently gentrified.

Figure 6. Affordable Housing and Neighborhood Accessibility in SPA 4



However, many existing properties in transit-rich areas are at 'high' or 'very high' risk of being converted to market rate within the next five years, according to the California Housing Partnership's latest assessment.[27] Eighty-six percent of the at-risk properties in the County—which comprise 10 percent of the total inventory—are located within HQTAs, 39 percent of which are also located within or near areas that recently underwent gentrification. Losing this stock of affordable homes would contribute to patterns of displacement of low-income people from the County's increasingly high-cost transit-rich and gentrifying areas, suggesting that investments in preservation should be a priority in these areas.

Low-Wage Jobs-Housing Fit:

Low-Wage Job-Housing Fit is the ratio of low-wage jobs to affordable housing in an area. Areas with poor jobs-housing fit (a ratio of ≥5:1 low-wage jobs to affordable housing) should generally be high priority targets for development of new affordable housing for families if they are otherwise considered suitable.

The County's existing affordable housing stock is concentrated in areas with relatively good jobs-housing fit with ratios of ≤2:1. This means that the County's investments to date, while achieving the important goal of helping to address regional supply issues, may not have helped

[27] California Housing Partnership, 2017. *2017 Statewide At-Risk Assessment*. March 8. Website: http://chpc.net/wp-content/uploads/2017/03/2017-State-Risk-Summary-March-2017.pdf

expand housing options for low-income households into areas with poor fit that are relatively inaccessible to them. The following data supports this conclusion:

- Just 15 percent of the total inventory is located within jurisdictions with relatively high ratios of low-wage jobs to affordable housing (≥5:1); and
- Just 20 percent of County-supported properties and 13 percent of at-risk properties are located in jurisdictions with poor fit ratios of ≥5:1.

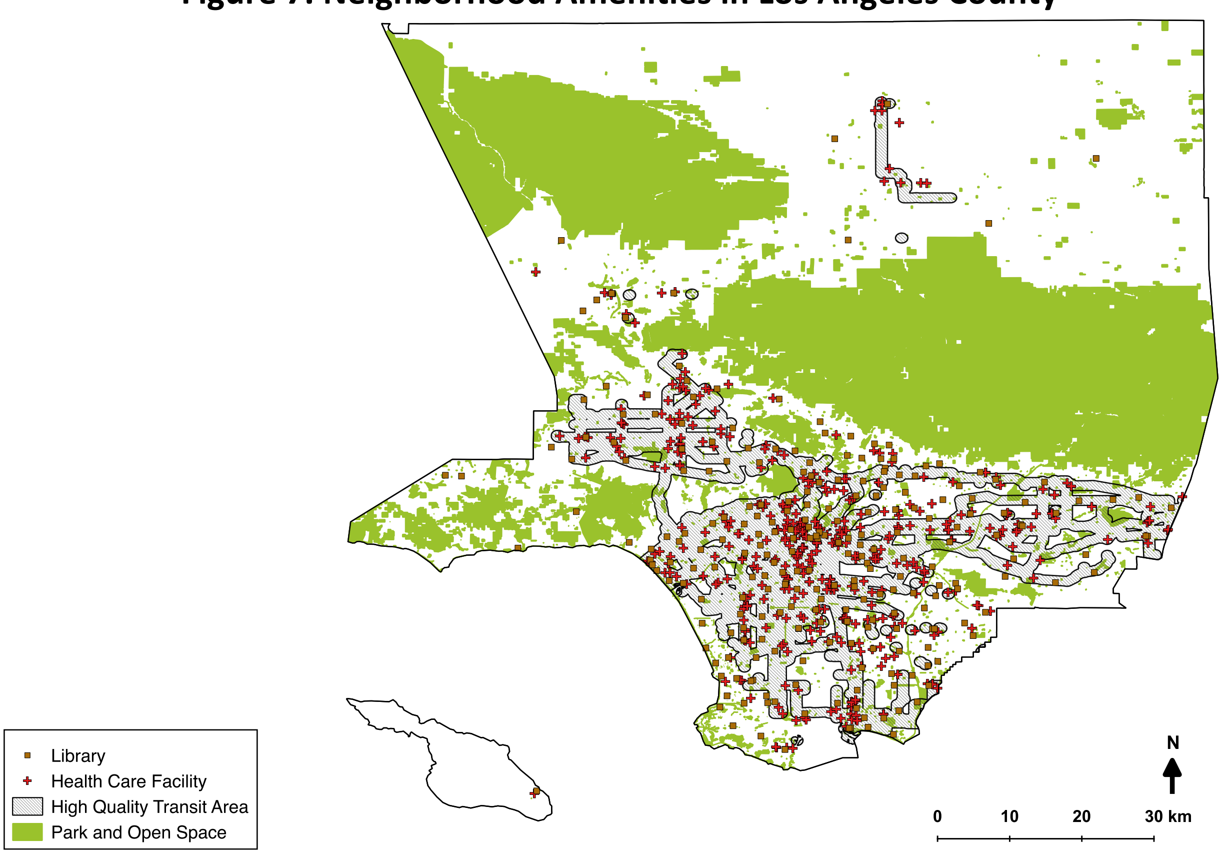
Even though the inventory of affordable homes in these poor fit areas is small, losing any of it may contribute to patterns of exclusion and segregation within the County.

Maps of the existing inventory of affordable housing in each Service Planning Area in the County are included in Appendix A of this report, along with summary statistics for total, County-supported, and at-risk inventories relative to these geographic criteria.

Proximity to Amenities

The map below shows the existing affordable housing inventory, along with HQTAs and other amenities including parks and open space, libraries, and health care facilities (Appendix A). Maps of each SPA are included in Appendix B of this report.

Figure 7. Neighborhood Amenities in Los Angeles County



As previously noted, living in proximity to amenities can influence the wellbeing of low-income households. Proximity to such amenities also factor into whether a development is competitive in leveraging other sources of funding including Tax Credits. For example, the Affordable Housing and Sustainable Communities (AHSC) program—which leverages 4 percent Tax Credits—requires that developments are located within a 1/2-mile of high-quality transit. A development's competitiveness for 9 percent Tax Credits, which cover a larger share of development costs than 4 percent credits, but are limited and oversubscribed, is also dependent on proximity to key amenities such as transit, parks, and libraries (although the list of amenities depends on the population served).

Application to Future Funding Decisions

Los Angeles County should use the geographic criteria described in this section of the Affordable Housing Outcomes Report to inform a variety of funding decisions and policy purposes. However, the geographic criteria in this section are not exhaustive relative to various affordable housing policy purposes that take location into account. For example, this analysis cannot account for local- and State-level fair housing-related policies currently in development that may establish geographic priorities for family-targeted affordable housing. For this reason, we include recommendations in Section 5 for additional geographic criteria to incorporate as part of establishing priorities for future investment, as well as in subsequent updates of the Affordable Housing Outcomes Report.

Section 5. Recommendations

The recommendations below were developed with extensive input from the County Affordable Housing Coordinating Committee members over several months of public meetings. They are grounded in the detailed needs analysis in Section 1 and assessment of the County's existing inventory of resources presented in Sections 2-4. They are also aligned with the Board directive that at least 75 percent of funds support production and preservation of affordable homes, including workforce housing and permanent supportive housing, for very low and extremely low-income or homeless households.

The recommendations are intended to complement current County affordable housing initiatives, which appropriately focus on creating permanent supportive housing and services to help the homelessness and highest need households, and to maximize the efficiency of the County's new investments to meet the need for additional priority populations who are under-served relative to their need for affordable homes, such as the lowest income households who experience the highest rent burden and are at risk of becoming homeless.

1. Income and Population Targeting

Recommendation 1a – Prioritize Serving the Lowest Income Households: The County should prioritize funding to create and preserve apartments affordable to Deeply Low-Income (DLI), Extremely Low-Income (ELI), Very Low-Income (VLI), and the lowest income Low-Income (LI) households. While DLI households are at greatest risk of homelessness, overcrowding, and other unstable housing conditions, the County should fund developments that serve a combination of these income levels to ensure property-level sustainability and to align with income targeting in State and federal funding programs.

> *Rationale*: As described in Section 1 of this Report, DLI, ELI, VLI, and the lowest income LI households have the highest for affordable homes—in that order—within each of the County's SPAs. Households in these income groups are most likely to be severely rent-burdened and face the largest relative shortages of rental homes that are affordable to them. Given their small margin for error, these households are generally at highest risk of becoming homeless as a result of a triggering event such as a medical emergency or sudden loss of income.

Recommendation 1b – Fund the Creation and Preservation of Housing Serving Non-Special Needs DLI, ELI, VLI, and LI Households: In addition to continuing to fund housing for homeless and special needs households, the County should also fund housing specifically for non-special needs households within DLI, ELI, VLI, and LI income categories.

> *Rationale*: Although the analysis in Section 1 does not specifically examine household composition and special needs status within each income category, it is likely that a substantial share of DLI, ELI, VLI, and LI households do not have special needs. Given

that both the County and local jurisdictions have prioritized affordable homes for the lowest income households and rental assistance for homeless and other special needs populations, it is likely that non-special needs households with the lowest incomes in the County are underserved relative to the magnitude of their need for affordable homes, when compared to special needs populations within the same income categories.

2. Shallow Operating Subsidy for Non-Special Needs DLI and ELI Households

Recommendation 2 – Create a Shallow, Project-Based Operating Subsidy for Non-Special Needs DLI & ELI Households: The County should create a shallow, project-based operating subsidy (SPOS) to enable developers and owners of affordable housing to more easily serve DLI households and the lowest income ELI households who would otherwise be severely rent burdened even though they are living in units designated for ELI households. This subsidy should be sized to cover the average cost of operating properties of this type along with required reserve deposits in order to align with permanent financing, and to stabilize the property over time. However, the subsidy would not be intended to provide the deep and costly market-based subsidy that can be leveraged to create additional private debt, such as HUD Section 8 Project-Based Rental Assistance or Project-Based Vouchers.

- ***2a – Targeting*****:** Target this new SPOS to DLI households and ELI households with the lowest incomes who cannot otherwise afford to pay for rents in County-assisted apartments already reserved for ELI households;[28]
- ***2b – Sizing*****:** Size the SPOS to pay for the difference between the affordable rent for a DLI household and the 40% AMI rent level, as determined by the California Tax Credit Allocation Committee, which is roughly comparable to the CDC's current operating minimums;
- ***2c – Term*****:** Consistent with HUD's implementation of the new Housing Opportunity Through Modernization Act of 2016 (HOTMA) statute and the Rental Assistance Demonstration (RAD) program, make the SPOS contracts a minimum of 20 years, if possible, to exceed the LIHTC investor compliance period and stabilize the long-term financial viability of the property; and
- ***2d – Cap*****:** Given the large per-household investment required for this program, the County should establish a cap on the amount and/or percentage of funding for the SPOS so that it does not erode the County's ability to commit capital funding to create and preserve housing for this population. A subsidy such as this will not be effective over the long haul unless there are enough County-controlled affordable homes with owners committed to participating.

  Rationale: By definition, all DLI households and some ELI households have incomes that are so low that they cannot afford to pay rent even in subsidized homes targeted to ELI

[28] Preliminary analysis indicates that households earning less than 23% of AMI cannot afford to pay rents in apartments reserved for ELI households.

households. Further, evidence gathered in compiling the lists of available resources in Sections 2 and 3 indicates that with the exception of Housing Authority Vouchers (for which there is typically a waiting list of many years), existing project-based rental and operating subsidies for the lowest income households in the County are not generally available to non-special needs populations. For these reasons, owners of affordable developments face difficulty in serving DLI and ELI households at the lower end of the income category who do not have special needs in a way that is economically sustainable for both residents and the property.

A preliminary estimate is that the County would need to invest approximately $5,000 in SPOS per household per year, which is less than half the cost of a voucher. The California Housing Partnership can help develop a detailed estimate the level of annual subsidy required to serve these households, as well as scenarios with different income levels should the Board direct the County to implement this recommendation.

3. Preservation of Existing Affordable Housing Resources

***Recommendation 3a – Provide Gap Funding to Preserve At-Risk Properties**:* The County should provide gap funding to preserve properties at high risk of converting to market rate, with a priority for properties located in gentrifying and transit-rich areas, as well as in areas with poor low-wage jobs-housing fit (>5:1). This approach, based on the analysis of existing resources in Section 4, will help low-income households remain in their homes in areas where displacement pressure is high, as well as in areas with few existing affordable units.

***Recommendation 3b – Actively Track Preservation Risks**:* The County should develop the infrastructure to proactively track and monitor the risk of conversion to existing affordable rental housing. This would involve hiring or designating a Preservation Coordinator with lead responsibility for the following activities:

1. Annually analyze the risk of conversion to the highest risk properties.
2. Develop a relationship with asset managers in the HUD and State HCD offices to obtain early warning of potential conversions.
3. Register with State HCD as a Qualified Preservation Entity to receive notices of properties facing a potential loss of affordability.
4. Contact owners of the highest risk properties to determine their intentions and explore options.

***Recommendation 3c – Provide Preservation Technical Assistance**:* The County should provide technical assistance to tenants, owners, and government agencies around preserving affordable rental housing at risk of conversion to market rate. Specific activities should include:

- Providing legal services, training, and organizing support to tenants living in at-risk properties;
- Supplementing existing at-risk assessments with a second level of assessment based

on conversations with owners of at-risk properties; and

- Developing a technical assistance strategy, built upon prior similar work done under contract to HUD, HCD, and LA HCID, in consultation with experts such as the California Housing Partnership, the Coalition for Economic Survival (CES), the National Housing Law Project (NHLP), and the Legal Aid Foundation of Los Angeles (LAFLA).

Rationale: As noted in Section 4, the California Housing Partnership has documented that there are 232 existing affordable rental properties with nearly 14,000 apartments at risk of conversion to market rate in the County within the next five years. Preservation can cost half to two-thirds as much as new construction, while protecting existing affordable housing investments and helping existing lower income families avoid displacement. While preservation does not increase the total housing stock, it can deepen and lengthen affordability protections and increase energy and operating efficiencies while allowing current low-income tenants to remain in place.

4. Leveraging Local, State, and Federal Resources

Maximizing affordable housing resources available to the County will require leveraging and aligning with local, State, and federal low-income housing programs. The following recommendations propose several approaches to achieving this goal.

For reference, the following federal and State resources should be available to LA County affordable housing developers in the 2017-2018 fiscal year (values are approximate):

- 9% Federal Tax Credits: approximately $95 million statewide in 2018 (value is 10 times this)
- 4% Federal Tax Credits: as much as $200 million statewide in 2018 (value is 10 times this)
- State Tax Credits: approximately $97 million statewide in 2018 (approximate value is 75%)
- Affordable Housing and Sustainable Communities (AHSC): $100 million statewide
- Veterans Housing and Homeless Prevention: $75 million statewide in 2018
- No Place Like Home: $150 million for Los Angeles County in 2018 (subject to legal review)
- National Housing Trust Fund: $10 million statewide from FY 2016[29]

Recommendation 4a – Create a 1-Stop Application for Permanent Supportive Housing: Pursuant to Strategy E-13 in the Approved Strategies to Combat Homelessness under the Los Angeles County Homeless Initiative, the County should work to align new funding for permanent supportive housing across County and City of Los Angeles departments in order to maximize capital, operating, and service funding for PSH in Los Angeles County. This funding should also be disbursed through a streamlined funding application and award process to reduce the time required to assemble project financing.

[29] The State has not yet received an official notice for its FY 2017 allocation, which may become available at the same time as the FY 2016 funds.

Rationale: The arrival of multiple newly-created city, County, and State funding sources for capital costs, rental assistance, and services for Permanent Supportive Housing (PSH) represent a major opportunity to address homelessness in the County. Examples of new funding sources for PSH in the County include the City of Los Angeles's Measure HHH, and the State's No Place Like Home program. Existing County sources include Mental Health Services Act (MHSA) funds, as well as funds awarded through the Community Development Commission Notice of Funding Availability (NOFA). Coordinating and aligning these resources will be critical to maximizing this opportunity.

Recommendation 4b – Maximize Use of Federal 4% Low-Income Housing Tax Credits: The County should leverage additional non-competitive federal funding by ensuring that per-unit subsidy levels are sufficient to make more 4% Tax Credit transactions financially feasible within the County. In the case of homeless-targeted developments, for example, this approach could translate to lower subsidy levels for properties eligible to receive City of Los Angeles HHH funding, and higher levels for properties outside the City that do not have access to other resources.

Rationale: In contrast to the capped and competitive 9% housing Tax Credits, the 4% credit is a virtually uncapped resource and thus represents the most promising source of additional federal funding available to increasing the supply of affordable homes in the County. In 2016, California developers generated more than $1.4 billion in funding from the sale of 4% Tax Credits, compared to $1 billion from the sale of 9% Tax Credits. However, 4% credits generate far less equity than 9% credits and for this reason require more subsidy to ensure feasibility.

Recommendation 4c – Increase Competitiveness for the Affordable Housing and Sustainable Communities (AHSC) program**:** The County should continue to participate in the existing Countywide Healthy Design working group to develop a pipeline of transit-oriented developments, and work with developers to write and fund grant applications that will be more competitive for State AHSC funds as they become available.

Rationale: With an average of $221 million awarded in each of the past two years, AHSC is currently the State's largest gap funding source for the creation of affordable rental housing and offers an opportunity to increase the supply of transit-oriented, affordable homes in the County. While the City of Los Angeles was awarded $64 million in the last funding cycle, none of the County's projects were funded. The high level of competition for this resource requires a significant amount of collaboration and up-front planning between housing and transportation agencies.

Recommendation 4d – Increase Competitiveness for the Veterans Housing and Homeless Prevention (VHHP) program**:** Following recent revisions to the County's NOFA readiness criteria that make it possible for NOFA funding commitments to qualify as local leveraging for the VHHP program, the County should prioritize developments that can effectively house veterans using this program for at least a portion of the affordable homes it supports, until homelessness among veterans has been eliminated.

> *Rationale:* With a published schedule of making available $75 million per year, VHHP is a relatively stable State funding source for affordable developments that serve low-income veterans and their families.

5. Geographic Targeting

Accounting for geographic factors can help the County increase the social impact of its affordable housing investments, as well as competitiveness for State and federal funding. The following recommendations propose several approaches to achieving this goal.

Recommendation 5a – Expand Choices and Access to Opportunity for Families with Children: The County should develop geographic criteria for family-targeted affordable developments in areas which are most likely to support educational advancement and long-term economic mobility for low-income children. Such areas could include: 1) "high opportunity" areas, such as those with well-resourced schools and low rates of violent crime;[30] 2) gentrifying areas, where County investments could help families avoid displacement just as new resources and amenities are becoming available; and 3) low-income areas undergoing comprehensive revitalization, where the County could leverage other investments to increase the social impact of its housing investments.

These geographic criteria should draw from the County and City of Los Angeles Assessment of Fair Housing (AFH) processes required by the U.S. Department of Housing and Urban Development's (HUD) Affirmatively Furthering Fair Housing (AFFH) rule once it is complete at the end of 2017, and which are consistent with new State geographic priorities once they are introduced by the end of 2017).

> *Rationale:* As described in Section 4 of this report, low-income households in Los Angeles County face a landscape of constrained choice; some parts of the County remain mostly inaccessible to them, and they face displacement pressure in some areas that have traditionally been affordable to them, but which are now undergoing gentrification. As a result, many of the most resource-rich and supportive environments for children in the County are out of reach to low-income families, or could be soon. State agencies are currently developing new policies to expand housing location choices for low-income families with children, specifically into "higher opportunity" areas, based on the evidence that neighborhood environments are critical factors in children's near-term development and long-term economic prospects. Specifically, the California Tax Credit Allocation Committee (TCAC) and the California Department of Housing and

[30] The County has not yet developed criteria for identifying "high opportunity" areas. As described in this recommendation, the County should draw from its Assessment of Fair Housing (AFH) and anticipated new State regulations to develop these criteria.

Community Development (HCD) are expected to introduce incentives later in 2017 that will make family-targeted developments in higher opportunity areas—as defined by a statewide opportunity map that has not yet been released—more competitive for funding. In addition, both the County and the City of Los Angeles are currently completing their federally required Assessments of Fair Housing (AFH), which is expected to generate locally policies tailored to expanding choices and increasing access to opportunity for low-income families. Both AFHs are expected to be complete in 2017.

***Recommendation 5b – Siting Permanent Supportive Housing*:** Consistent with a recent Board Motion, the County should use best practices for facilitating community dialogues about siting supportive housing and homeless services sites.

> *Rationale:* The influx of new funding to address the homelessness crisis in the County will create thousands of new permanent supportive homes. Successfully integrating this amount of new development into the County's neighborhoods will require significant community engagement, education, and dialogue.

Recommendation 5c – Prioritize Sites Accessible to Transit and Key Amenities: As described in Section 4, the County should prioritize sites near transit that would be competitive for State funding sources such as the AHSC program and 4% Tax Credits. To improve the competitiveness of applications, the County should also prioritize sites in proximity to key amenities—such as health care centers, libraries, and parks—which help ensure that developments are competitive for AHSC and 9% housing Tax Credits.

> *Rationale:* As noted throughout this Section, competitiveness for State funding programs such as AHSC and 9% Tax Credits requires alignment with competitive scoring rubrics, including a range of geographic criteria.

6. Community Development Commission Notice of Funding Availability (NOFA)

Assuming the County decides to use the NOFA process to disburse its new affordable housing resources, the NOFA should evolve to better achieve the following goals: 1) increase efficient use of funds; and 2) ensure that the County funds creation and preservation of affordable housing for both special needs and non-special needs households at the lowest income levels.

Recommendation 6a – Avoid Imposing Additional Requirements: Whenever possible, the County should avoid imposing requirements on developments through its NOFA, beyond those required by State and federal programs. The County should evaluate the current NOFA, in consultation with stakeholders to assess whether any current requirements can be eliminated and whether all additional requirements are necessary and consistent with Board priorities.

> *Rationale:* Additional NOFA requirements programs often add costs to developments and reduce their competitiveness for State and federal funds. These requirements can also make developments difficult to underwrite and operate sustainability over time.

For these reasons, the County should avoid imposing significant additional requirements whenever possible unless they generate substantial local benefits beyond the costs they impose on developments and are consistent with Board priorities.

Recommendation 6b – Make Creation and Preservation of Affordable Housing for Non-Special Needs DLI, ELI, VLI, and LI Households Eligible for NOFA funding: The County should change the NOFA to provide direct funding for the creation and preservation of housing for non-special needs DLI, ELI, VLI, and the lowest income LI households, while continuing to fund housing for the homeless and other special needs populations.

Rationale: The NOFA's current focus on funding the construction of housing only for the homeless and other special needs populations has made it increasingly difficult for developers to serve DLI, ELI, VLI, and LI households up to 60 percent of AMI that do not have special needs. Given the findings of Section 1 showing the extreme level of need across these lowest income categories, it is essential that the County ensure that the production and preservation of affordable housing for non-special needs households is prioritized as funds are added to the NOFA.

Glossary

Above Moderate Income Households – households that earn more than 120% of Median Income.

Affordable Unit– a home where the household spends no more than 30% of their income on housing and utility costs.

Affordable and Available Unit – a home that is currently occupied by a household in that income group or vacant at an affordable rent.

American Community Survey (ACS) – an ongoing, annual survey conducted by the U.S. Census Bureau that collects information such as employment, education, and housing tenure to aid community planning efforts.

Annual Homeless Assessment Report (AHAR) – a report to the U.S. Congress on the extent and nature of homelessness in the U.S. that provides local counts, demographics, and service use patterns of the homeless population. AHAR is comprised of Point-in-Time (PIT) counts, Housing Inventory Counts (HIC), and Homeless Management Information Systems (HMIS) data.

At-Risk Properties – affordable housing properties that are nearing the end of their affordability restrictions and/or project-based subsidy contract and may convert to market-rate.

California Department of Housing and Community Development (HCD) – a state level government agency that oversees a number of programs and allocates loans and grants to preserve and expand affordable housing opportunities and promote strong communities throughout California.

California Housing Finance Agency (CalHFA) – California's affordable housing bank that provides financing and programs that support affordable housing opportunities for low to moderate income households.

California Tax Credit Allocation Committee (TCAC) – state level committee under the California Treasurer's Office that administers the Federal and State Low-Income Housing Tax Credit (LIHTC) Program.

Commercial/Jobs-Housing Fees – locally enacted impact fees on new commercial development to ameliorate some of the housing impacts these projects generate as measured by a nexus study. The types of developments, the amount of the fee, exemptions, and terms of payment may vary to reflect the needs of the jurisdiction.

Comprehensive Housing Affordability Strategy (CHAS) – data from the U.S. Census Bureau that shows the extent of housing need and housing problems that is unavailable through standard Census American Community Survey (ACS) products. CHAS data is based on 5-year ACS data, providing a larger sample size, and is available for a number of geographies, but lags behind current trends and is heavily influenced by prior years.

Community Development and Block Grant (CDBG) Program – a program under the U.S. Department of Housing and Urban Development (HUD) that provides annual grants to local governments and States for community development needs. Grants must benefit low and moderate income individuals and households through investments in housing, economic opportunities, and suitable living environments.

Continuum of Care (CoC) Program – a program designed by the U.S. Department of Housing and Urban Development (HUD) to promote communitywide commitment to ending homelessness by funding efforts to rehouse homeless individuals and families, promote access and increase utilization of existing programs, and optimize self-sufficiency of those experiencing homelessness. CoC was authorized by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) and is a consolidation of the former Supportive Housing Program (SHP), Shelter Plus Care (S+C) Program, and the Section 8 Moderate Rehabilitation Single Residence Occupancy (SRO) Program.

Cost Burden Analysis – looks at the percentage of income paid for housing by households at different income levels. A home is considered affordable if housing costs absorb no more than 30% of the household's income. A household it cost burdened if they pay more than 30% of their income towards housing.

Deeply Low Income (ELI) Households – households earning 0-15% of Area Median Income.

Department of Veterans Affairs Medical Centers (VAMC) – health centers where veterans can receive medical care, and case management and clinical services under HUD-VASH are provided.

Extremely Low Income (ELI) Households – households earning 15-30% of Area Median Income.

Fair Market Rent (FMR) – limits set by the U.S. Department of Housing and Urban Development (HUD) to determine what rents can be charged in various Section 8 programs and the amount of subsidy that is provided to Section 8 Housing Choice Voucher (HCV) recipients. Limits are set using the U.S. Decennial Census, the American Housing Survey (AHS), gross rents from metropolitan areas and counties, and from the public comment process. These limits can be adjusted based on market conditions within metropolitan areas defined by the Federal Office of Management and Budget (OMB) to accommodate for high-cost areas.

Gap (or Shortfall) Analysis – a comparison of the number of households in an income group to the number of homes affordable and available to them at 30% or less of their income; "available" units are those occupied by a household in that income group or vacant at an affordable rent.

Geographic Information Systems (GIS) – software that facilitates the visualization, analysis, and interpretation of data to better understand geographic relationships, patterns, and trends.

HOME Investment Partnership Program (HOME) – program within the U.S. Department of Housing and Urban Development (HUD) that provides formula grants to states and localities that communities use to fund a wide range of activities for community development. These funds are often used in partnership with nonprofit groups and are designed exclusively to create affordable homes for low income households.

Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) – federal legislation that reauthorized the McKinney-Vento Homeless Assistance Act and consolidated the Supportive Housing Program (SHP), the Shelter Plus Care (S+C) Program, and the Section 8 Single Resident Occupancy (SRO) Program into the Continuum of Care (CoC) Program. The legislation also created the Emergency Solutions Grants Program, the Homeless Management Information System (HMIS) and the Rural Housing Stability Assistance Program.

Homeless Management Information Systems (HMIS) – a local technology system that collects client-level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness. HMIS is used for Continuum of Care (CoC) Programs and Annual Homeless Assessment Reports (AHAR).

Housing and Community Investment Department of the City of Los Angeles (HCIDLA) – performs the functions of the old Los Angeles Housing Department and the Los Angeles Community Development Department as of 2013. This department also acts as the Successor Agency to the dissolved Community Redevelopment Agency of Los Angeles (CRA/LA).

Housing Authority of the City of Los Angeles (HACLA) – public housing authority for the City of Los Angeles that distributes Housing Choice Vouchers (HCVs) and maintains public housing properties within the jurisdiction.

Housing Authority of the County of Los Angeles (HACoLA) – public housing authority for the County of Los Angeles that distributes Housing Choice Vouchers (HCVs) and maintains public housing properties in the unincorporated areas of the County as well as in jurisdictions without a designated housing authority.

Housing Impact Fees – locally enacted impact fees on new, market-rate residential development to mitigate the additional demand for affordable housing the development creates as determined by a nexus study.

Housing Inventory Counts (HIC) – the number of beds and units within the Continuum of Care Program's homeless system within emergency shelters, transitional housing, rapid re-housing, Safe Haven, and permanent supportive housing.

Housing Opportunities for Persons with AIDS (HOPWA) – a program managed by the U.S. Department of Housing and Urban Development's Office of AIDS and Housing to provide housing assistance and related supportive services for low income persons with HIV/AIDS and their families. Funding can be used for housing, social services, program planning, and development costs.

Housing Set-Aside Redevelopment Funds – 20% of the collected tax increment funds from redevelopment reserved for the preservation, improvement, and increase of the community's affordable housing supply. These were typically deposited in a Low and Moderate Income Housing Fund.

Inclusionary Housing Properties – affordable housing units that are produced or funded by market-rate residential developments that are subject to local inclusionary zoning or policies

Length of Affordability – the agreed upon time frame or "control period" at which a unit is to remain affordable, the duration of which can vary based on the type of subsidy or agreement attached to the unit.

Los Angeles Community Development Commission (CDC) – awards a number of capital resources through an annual Notice of Funding Availability (NOFA) primarily from funds allocated by the Board of Supervisors and HOME funds.

Los Angeles Homeless Services Authority (LAHSA) – an independent Joint Powers Authority created by the Los Angeles County Board of Supervisors to coordinate federal and local funded efforts to provide services to homeless individuals throughout Los Angeles City and County. This agency also manages Los Angeles' Continuum of Care (CoC) Program.

Low Income (LI) Households – households earning 50%-80% of Area Median Income.

Low Income Housing Tax Credits (LIHTC) – tax credits financed by the federal government and administered by state housing authorities like the California Tax Credit Allocation Committee (TCAC) to subsidize acquisition, construction, and rehabilitation of properties for low-income households.

Moderate Income Households – households earning 80%-120% of Area Median Income

Permanent Supportive Housing – long-term, permanent housing for individuals who are homeless or have high service needs.

Pipeline Units – units within housing developments that have submitted applications, received entitlement, or have an approved building permit from their respective planning department or department of building inspection, or are under construction.

Point in Time (PIT) Count – a jurisdictional count of homeless persons inside and outside of shelters and housing during a single night. This measure is a requirement for HUD's Continuum of Care Program as authorized by the McKinney-Vento Homeless Assistance Act.

Project-Based Voucher (PBV) Program – vouchers provided by public housing agencies through the Housing Choice Voucher (HCV) Program that are tied to a specific property rather than attached to a tenant. The PBV Program partners with developers and service providers to create housing opportunities for special populations such as the homeless, elderly, disabled, and families with mental illness.

Public Use Microdata Sample (PUMS) – annual, untabulated records of individuals or households that serve as the basis for the Census ACS summaries of specific geographic areas and allow for data tabulation that is outside of what is available in ACS products.

Public Use Microdata Sample Area (PUMA) – geographic area at which the untabulated PUMS data is available in order to maintain the privacy of the individuals surveyed. PUMAs are comprised of multiple Census Tracts and have at least 100,000 people.

Rent Stabilization and Rent Control – a government mandated ceiling or maximum price that a landlord may charge or raise rent on tenants.

Section 8 Housing Choice Voucher (HCV) Program – a program where HCVs funded by the U.S. Department of Housing and Urban Development (HUD) are provided to low income renters with a subsidy to help them afford market rentals by paying the difference between what the tenant can afford (30% of their income) and the market rent. Eligibility it determined by the household's annual gross income and family size and the housing subsidy is paid directly to the landlord.

Section 8 Single Room Occupancy (SRO) Program – former program under the U.S. Department of Housing and Urban Development (HUD) that provided rental assistance in connection with the moderate rehabilitation of residential properties that will contain upgraded single occupancy units for homeless individuals. This program was consolidated by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARH Act) into the Continuum of Care (CoC) Program.

Service Planning Area (SPA) – an area defined for health care planning purposes with a designated Area Health Office that is responsible for planning public health and clinical services according to the health needs of local communities.

Severely Cost Burdened – when housing costs consume more than 50% of household income a household is considered severely cost burdened.

Shelter Plus Care (S+C) Program – a former program under the U.S. Department of Housing and Urban Development that provided rental assistance in connection with matching supportive services. This program was consolidated by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARH Act) into the Continuum of Care (CoC) Program.

Southern California Association of Governments (SCAG) – a Joint Powers Authority that serves as the Metropolitan Planning Organization (MPO) for Imperial County, Los Angeles County, San Bernadino County, Riverside County, Orange County, and Ventura County and their associated jurisdictions.

Successor Agency – established after the dissolution of Redevelopment Agencies (RDAs) in 2011 to manage redevelopment projects that were underway, make payments on enforceable obligations, and dispose of redevelopment assets and properties.

Supportive Housing Program (SHP) – former program under the U.S. Department of Housing and Urban Development (HUD) that helped develop and provide housing and related supportive services for people moving from homelessness to independent, supportive living. This program was consolidated by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARH Act) into the Continuum of Care (CoC) Program.

U.S. Department of Housing and Urban Development (HUD) – a federal agency that supports community development and home ownership, enforces the Fair Housing Act, and oversees a number of programs such as the Community Development Block Grant (CDBG) and the Housing Choice Voucher (HCV) Program to assist low income and disadvantaged individuals with their housing needs.

U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Program – a program that combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veteran Affairs (VA). Rental assistance is provided through VASH vouchers that act as tenant-based vouchers and are allocated from public housing authorities (PHAs).

Very Low Income Households – households earning 30%-50% of Area Median Income