2021 LOS ANGELES COUNTY

Annual Affordable Housing Outcomes Report

California Housing Partnership

California's Experts on Affordable Housing Finance, Advocacy & Policy

April 30, 2021

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Executive Summary

Background

On October 27, 2015, the Los Angeles County Board of Supervisors ("Board") authorized the creation of an Affordable Housing Programs budget unit in the Chief Executive Office (CEO) and established a multi-year plan to provide new funding for the creation and preservation of new affordable housing. The Board Motion also established an Affordable Housing Coordinating Committee ("Committee") to oversee the creation of an annual Affordable Housing Outcomes Report ("Report") to document and analyze the county's need for affordable housing and existing housing investments and inventory, as well as to provide policy recommendations to help guide the County's allocation of resources across both new and existing affordable housing programs. The California Housing Partnership ("Partnership") completed the 2017, 2018, 2019, and 2020 iterations of this Report working closely with the Committee and the leaders of designated departments.

As with the prior reports, completing each section of the 2021 Report involved both data analysis and stakeholder engagement to confirm 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 February through April 2021. These meetings were attended by County agency heads and managers, Board of Supervisors staff, and community advocates. The input gathered in these meetings was invaluable 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. Affordable Housing Need
- Section 2. Affordable Rental Housing Inventory and Risk Assessment
- Section 3. County-Administered Affordable Rental Housing Resources
- Section 4. Neighborhood Context for Creating and Preserving Affordable
- Section 5. Affordable Housing Development Cost Analysis
- Section 6. Recommendations

Key Findings (Sections 1-5)

By the end of 2020, Los Angeles County and partner local jurisdictions helped developers and service providers leverage state and federal resources to create more than 120,000 affordable homes, a four (4) percent increase from the 2019 inventory of affordable homes. They did this by investing locally-controlled funding into affordable housing production, preservation, and rental and operating subsidies, as well as promoting the adoption and use of pro-housing policies such as density bonuses.

The good news is that the County's investments (including almost $600,000,000 in NOFA awards since 2014) and policies over the past five years have led to a gradually expanding inventory of affordable homes and rental assistance programs in Los Angeles County that contributed to the shortfall's gradual decline and helped to stem the tide of homelessness. The unsurprising reality is that even these expanded resources are not yet sufficient to meet the need for affordable homes and related services. As described in Section 1 of the Report, prior to the recent economic impacts stemming from the coronavirus pandemic that will disproportionately affect lower income households, Los Angeles County faced a shortfall of 449,430 affordable homes to meet demand among renter households at or below 50 percent of area median income (AMI), and the 2020 Point-In-Time (PIT) Count revealed approximately 66,436 individuals experiencing homelessness in the county.[1]

In addition, severe housing cost burden—paying more than 50 percent of household income on rent and utilities—is also the norm among the county's lowest-income households. As documented in Section 1, 87 percent of deeply low-income (DLI) households, 72 percent of extremely low-income (ELI) households, and 40 percent of very low-income (VLI) households were severely cost burdened in 2019.[2] People of color are more likely to experience housing cost burdens than their white counterparts, with Black renter households experiencing the highest rate of cost burden at 62 percent. [3]

The Report also provides an inventory of current affordable housing resources and identifies rental developments at both the county and Supervisorial District level that are at "very-high" and "high" risk of being converted to market rate within the next five years, according to the Partnership's latest assessment. The Report notes that rising rents and expiring restrictions have put Los Angeles County at risk of losing 8,520 existing affordable homes unless the County and other stakeholders take action to preserve them.

As noted in Section 4, 80 percent of these at-risk affordable homes in the county are located in transit-accessible neighborhoods, and 57 percent of these homes are located in areas that are both transit-accessible and in areas that at risk of or experiencing displacement, gentrification, or exclusion of low-income households. Losing any of these affordable homes would contribute to patterns of displacement of low-income people from the county's increasingly high-cost transit-rich and gentrifying neighborhoods. Further, 12 percent of the more than 4,100 affordable family homes in the county that are at risk of conversion to market are located in areas identified by the state as "High Resource" or "Highest Resource." These affordable homes would be particularly difficult and costly to replace, and losing them would worsen access to opportunity-rich neighborhoods for low-income families in the county.

A new Section 5 of the Report contains an expanded development cost analysis of affordable rental housing awarded tax credits in Los Angeles County between 2012 and 2020. The analysis finds that in Los

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[1] The majority of the analysis in Section 1 uses U.S. Census Bureau data that does not reflect the economic hardship many lower income households are facing—and will likely continue to face—as a result of changed economic conditions resulting from the coronavirus pandemic. To address this gap, Section 1 now also includes an analysis of data from the Household Pulse Survey, a new, experimental survey from the Census to measure the social and economic impacts of the COVID-19 pandemic over time.

[2] DLI is 0-15% of AMI, ELI is 15-30% of AMI, and VLI is 30-50% of AMI.

[3] Cost burden is paying more than 30 percent of households income on rent and utilities.

Angeles County, inflation-adjusted development costs remained relatively flat between 2012 and 2015, increased steadily between 2016 and 2019, and then decreased slightly from 2019 to 2020. From 2016 to 2019, the cost to develop a new affordable home increased from $429,000 to $583,000 per unit (36 percent) and the costs per bedroom increased from $321,000 to $446,000 (39 percent). In 2020, development costs decreased by three (3) percent per unit and per bedroom. Construction costs—labor and materials—comprise more than half of typical development costs for newly constructed affordable homes. Acquisition costs comprise 40 to 58 percent of development costs on average for the redevelopment of existing affordable homes.

Recommendations (Section 6)

The recommendations included in the Report are grounded in the detailed needs analysis and assessment of the existing inventory referenced above and align 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.

These recommendations also reflect the Office of the CEO's direction to develop the more wide-ranging set of prescriptions necessary to address the scale of housing needs in the county than in previous annual reports, such as substantial increases in land use and zoning reforms. Recommendations in Section 6 are summarized as follows:

Increase Funding for Affordable Housing

1. Pursue a general obligation bond against the multifamily capital portion of the County's $100 million annual commitment for affordable housing, which would generate approximately $1.2 billion that the County could then use to significantly accelerate the development of permanent supportive housing. The County could also explore additional sources of revenue for affordable housing, such as a parcel tax, utility tax, or a sales tax.
2. Continue to pursue all available state resources for affordable housing production and preservation, including the Housing for Healthy California (HHC) program and the anticipated second round of Project Homekey.
3. Explore the feasibility of dedicating additional Mental Health Services Act (MHSA) funding for permanent supportive housing for persons in need of mental health services.
4. Expand Project Homekey with capital funding to support acquisitions and their conversions to permanent housing.
5. Initiate a planning process to ensure that resources are available to support the approximately $335,000 in service costs for each permanent supportive home over its 55-year restriction term.
6. Explore the use of Enhanced Infrastructure Financing Districts (EIFDs) in unincorporated areas and adjacent to existing County assets as a possible approach for generating revenue for affordable housing.
7. Explore the use of revenues diverted under Measure J to capital and operating support for affordable housing as a strategy to advance racial justice and equity.

Increase Availability of Sites for Affordable Housing

8. Leverage ongoing land use and zoning efforts to maximize the creation of deed-restricted affordable homes in resource-rich neighborhoods, particularly in single family zoned areas.

Support Innovative and Cost-Saving Strategies

9. Help identify sites that would be appropriate for modular manufacturing and expedite land use approvals and permitting for these facilities.
10. Clarify and quantify the non-scored selection criteria currently used to determine LACDA's Notice of Funding Availability (NOFA) awards.
11. Reevaluate the need for design standards tied to County funding in order to reduce unnecessary costs prior to the release of the next NOFA.

State and Federal Advocacy

12. Respond rapidly to opportunities to advocate for affordable housing resources in state and federal housing legislation for 2021, including a focus on federal advocacy to expand and improve the Housing Choice Voucher (HCV) program.
13. Propose amendments to Assembly Bill 634 (co-sponsored by the County), which would allow local governments to require extended affordability terms beyond 55 years in certain programs, in order to avoid unintended impacts on developments assisted by Low-Income Housing Tax Credits. Monitor amendments to Senate Bill 679, which would create the Los Angeles County Affordable Housing Solutions Agency, to ensure appropriate representation on the agency's governing board and avoid duplication of existing County functions. Participate in United Way's stakeholder engagement process for SB 679.

Advance Racial Equity in Housing Programs

14. Evaluate establishing a countywide waitlist for non-supportive housing to increase housing choice by ensuring broad access to new and existing developments.

About the Author and Acknowledgments

The California Housing Partnership is a state-created, nonprofit technical assistance organization that helps to preserve and expand the supply of homes affordable to low-income households in California. The Partnership does this by providing technical assistance, training and policy research to nonprofit and government housing organizations throughout the state. The Partnership's efforts have helped partner organizations leverage approximately $20 billion in private and public financing to preserve and create more than 75,000 affordable homes for low-income households. For more information, visit chpc.net/about-us. The primary contributors to this Report were Preservation & Data Manager Danielle M. Mazzella, Policy Research Manager Lindsay Rosenfeld, Research Assistant Anthony Carroll, Senior Policy Analyst Dan Rinzler, Southern California Director Paul Beesemyer, and President & CEO Matt Schwartz.

LOS ANGELES COUNTY 2021 AFFORDABLE HOUSING DASHBOARD: A Countywide Snapshot

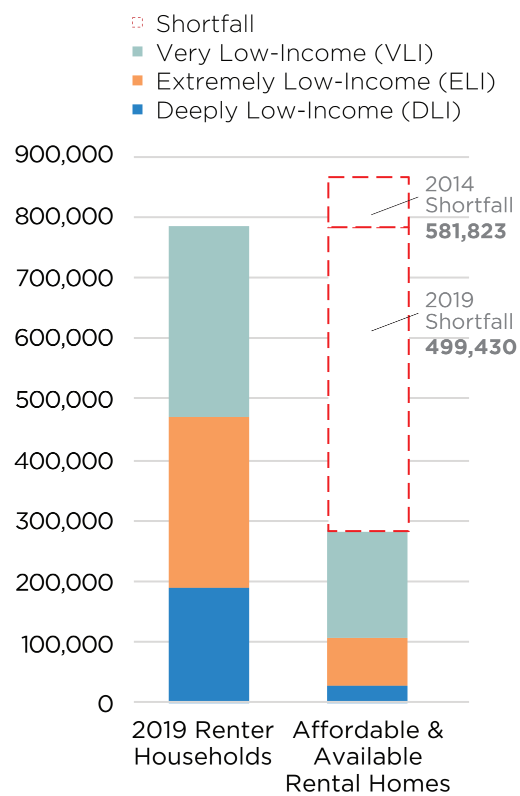
Affordable Housing Shortfall

Los Angeles County has a shortfall of 499,430 homes affordable to the lowest-income renters. The shortfall for a given income group is based on whether households at this income or below are living in a home that is affordable to their income group. The shortfall of affordable homes in Los Angeles County decreased by 82,393 homes between 2014 and 2019.

Housing Affordability Gap Analysis for Lowest Income Households

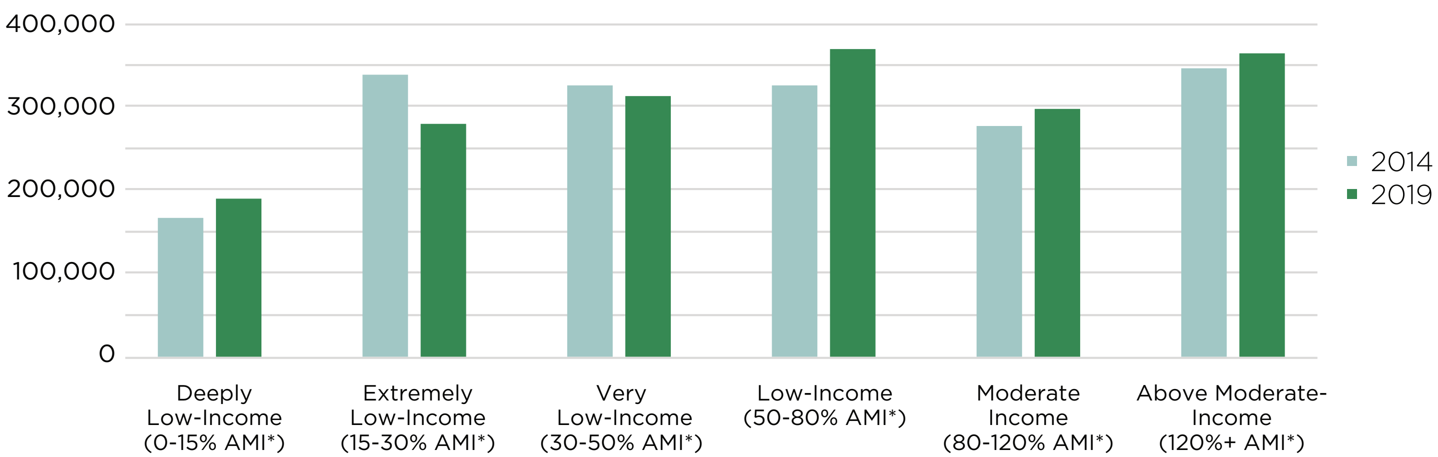
Renter Group	Cumulative Surplus or Deficit of Affordable Rental Homes*	% Change from 2014 to 2019
DLI	-160,849	↗ 7%
ELI	-364,316	↘ -13%
VLI	-499,430	↘ -14%

Source: *California Housing Partnership analysis of 2014 and 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.*
**The surplus or deficit includes homes occupied by households at or below the income threshold of the income group.*



Los Angeles County Renter Households

Change in Los Angeles County Renter Households 2014-2019



Source: *California Housing Partnership analysis of 2014 and 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.*
**Area Median Income (AMI)*

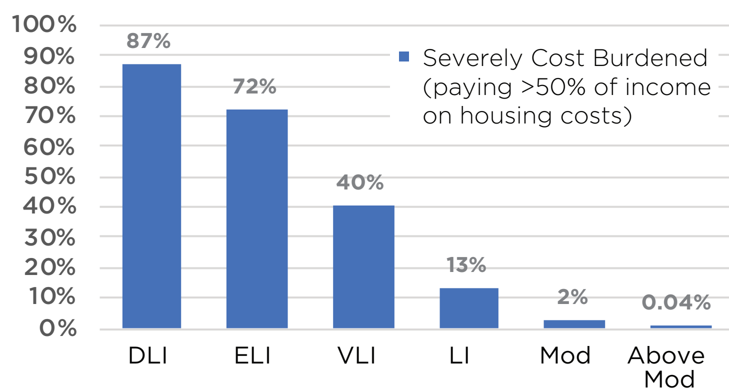
Los Angeles County Renter Households

Renter Group by Area Median Income (AMI)	Number of Renter Households 2019		% Change from 2014*
Deeply Low-Income (DLI) 0-15% AMI	189,837	↗	13%
Extremely Low-Income (ELI) 15-30% AMI	279,396	↘	-18%
Very Low-Income (VLI) 30-50% AMI	313,964	↘	-4%
Low-Income (LI) 50-80% AMI	368,727	↗	13%
Moderate-Income (Mod) 80-120% AMI	298,673	↗	8%
Above Moderate-Income (Above Mod) 120%+ AMI	363,767	↗	5%
TOTAL	**1,814,364**	↗	**2%**

Source: *California Housing Partnership analysis of 2014 and 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.*
**Reflective of changes within the income group.*

Los Angeles County Severe Cost Burden

In Los Angeles County, lower-income renters are more likely than higher income renters to spend more than half of their income on housing. In 2019, 87% of deeply low-income households (earning less than or equal to 15% of AMI) and 72% of very low-income households (earning less than or equal to 30% of AMI) are severely cost burdened, while 2% of moderate-income households experience this level of cost burden. Severe cost burden is defined as spending more than 50% of household income on housing costs.



Renter Group	Number of Severely Cost Burdened Households 2019		% Change from 2014*
Deeply Low-Income (DLI)	165,222	↗	6%
Extremely Low-Income (ELI)	200,875	↘	-20%
Very Low-Income (VLI)	126,438	↘	-8%
Low-Income (LI)	47,050	↗	21%
Moderate-Income (Mod)	7,038	↗	11%
Above Moderate-Income (Above Mod)	129	↘	-93%
TOTAL (All Income Groups)	**546,752**	↘	**-8%**

Source: *California Housing Partnership analysis of 2014 and 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.*
**Reflective of changes within the income group.*

Affordable Housing Inventory

Rental Housing and At-Risk Properties in Los Angeles County

Below is a summary of the federal, state, and county-administered affordable housing in Los Angeles County. Also included are the number of affordable homes at risk of being converted to market rate due to expiring convenants or other changes to existing rent restrictions.

Summary of Federal, State, and County-Administered Affordable Housing and At-Risk Housing in Los Angeles County

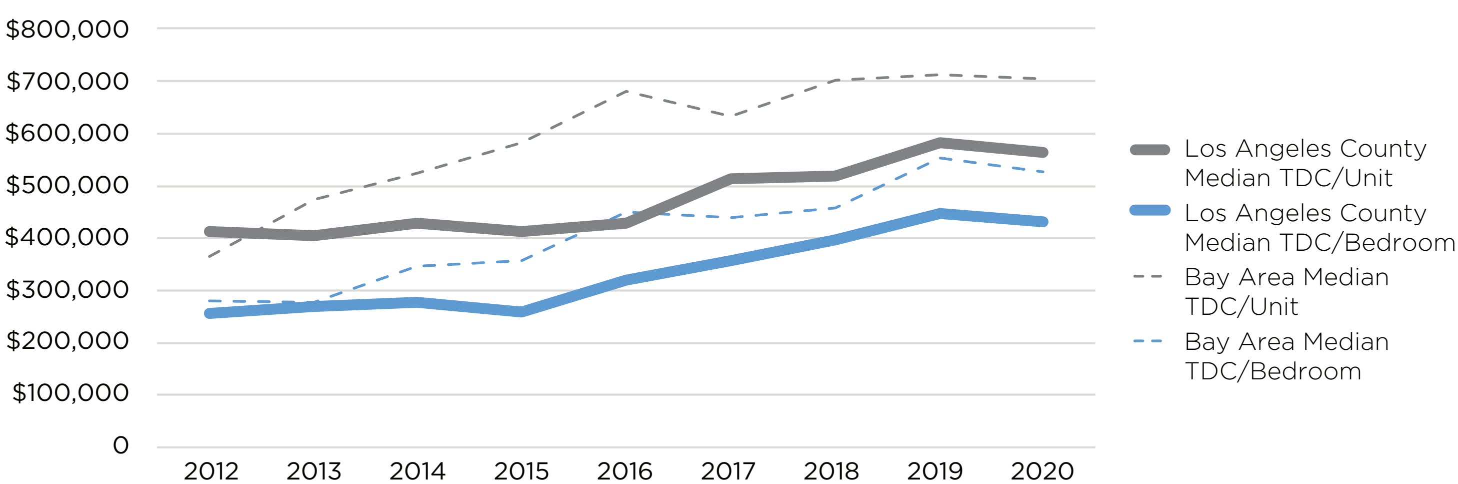
Supervisorial District (SD)	At-Risk Affordable Homes*	County-Administered Affordable Homes**	Affordable Homes
SD 1	1,933	7,540	34,241
SD 2	2,070	9,136	33,687
SD 3	2,803	3,624	23,602
SD 4	632	3,898	15,086
SD 5	1,082	3,275	14,074
TOTAL (County)	**8,520**	**27,473**	**120,690**

Source: *California Housing Partnership Preservation Database, HUD, LIHTC, CalHFA, HCD, LACDA, HACLA, DRP and DMH.*
**This is a subset of the total number of affordable homes.*
***This is a subset of the total number of affordable homes and includes homes affordable up to moderate-income households (<120% AMI).*

Cost of Developing New Affordable Housing

Development Cost in Los Angeles County

Median total development costs for new Low-Income Housing Tax Credit (LIHTC) affordable developments in Los Angeles County remained relatively flat between 2012 and 2015, increased steadily between 2016 and 2019, and then decreased slighlty from 2019 to 2020. In 2020, per-unit costs were $20,000 lower and per-bedroom costs were $14,000 lower, a 3% decrease per-unit and 3% decrease per-bedroom from 2019.

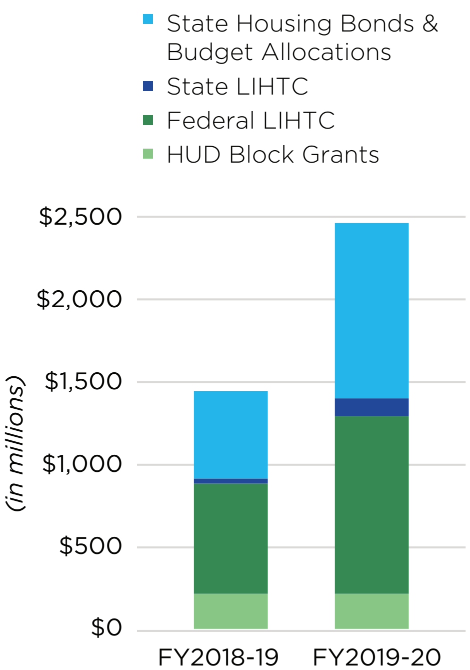


Source: *California Housing Partnership analysis of LIHTC applications and staff meeting notes from TCAC, 2012-2020. In this analysis, the Bay Area is defined as the five most urbanized Bay Area counties—Alameda, Contra Costa, San Francisco, Santa Clara, and San Mateo.*

Investments in Affordable Housing

Change in Federal and State Capital Investments in Affordable Housing in Los Angeles County

State funding increased 108% and federal funding increased 48% for housing production and preservation in Los Angeles County from FY 2018-19 to FY 2019-20.



Funding Sources	FY2018-19	FY2019-20	% Change
State Housing Bonds & Budget Allocations	$527,622,541	$1,063,753,797	102%
State LIHTC	$36,696,028	$108,488,300	196%
STATE TOTAL	**$564,318,569**	**$1,172,242,097**	**108%**

Funding Sources	FY2018-19	FY2019-20	% Change
Federal LIHTC	$667,922,072	$1,093,754,270	64%
HUD Block Grants	$207,608,396	$203,836,953	-2%
FEDERAL TOTAL	**$875,530,468**	**$1,297,591,223**	**48%**

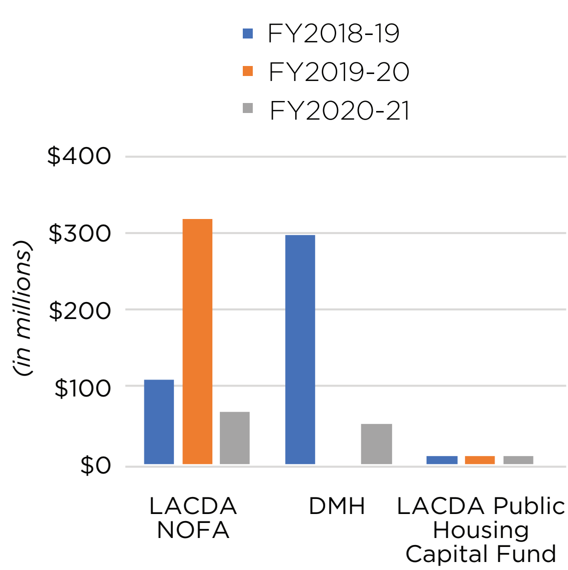
Source: *California Housing Partnership analysis of HCD Program Awards and Annual Reports, HUD CPD Appropriations Budget Reports, CalHFA Mixed Income Program, BCHS Program Reports, California Strategic Growth Council Affordable Housing Sustainable Communities Program, and federal and state Low-Income Housing Tax Credits.*

County Capital Investments in Affordable Housing

The LACDA NOFA funded 1,071 affordable homes in 2020. LACDA allocated more than $7 milion of the Capital Fund Program across their 68 affordable housing development portfolio. DMH made $50 million available for LACDA's October 2020 NOFA.

Department	2020 Expenditures	% Change in Expenditures from 2019	Total Affordable Homes Funded in 2020
LACDA NOFA	$67,195,005	-78%	1,071
LACDA Public Housing Capital Fund	$7,218,842*	4%**	N/A***
DMH	$50,000,000	N/A	0
TOTAL	**$124,413,842**	**-62%**	**1,071**

Note: *Table only includes affordable homes that received capital funding. Homes may have received funding from multiple departments and may not yet be placed in service.*
**Represents fiscal year 2020 capital fund program budget.*
***Change from fiscal year 2019 capital fund program budget.*
****Funding used to rehabilitate public housing developments.*



Section 1. Affordable Housing Need

Overview

Section 1 of the Affordable Housing Outcomes Report documents affordable housing need in Los Angeles County by analyzing renter demographics, the availability of affordable homes ("gap analysis"), housing cost burden, overcrowding, and homelessness, as well as a new feature that examines housing fragility during COVID-19. This section looks at trends over time, by income, countywide, by Supervisorial District (SD), and—beginning with this year's report—by race and ethnicity using six years of American Community Survey (ACS) data, the Household Pulse Survey, and Point-in-Time (PIT) Counts.

Data Sources and Methodology

Data Sources

The majority of data for Section 1 comes from American Community Survey (ACS) pre-tabulated data tables and the ACS Public Use Microdata Sample (PUMS). The ACS is an ongoing, annual survey conducted by the U.S. Census Bureau that collects detailed population and housing data for households throughout the United States. Unlike the ACS pre-tabulated data tables—which are aggregated to a specific geography (state, county, zip code, census tracts, etc.)—the ACS PUMS data is available at the individual and household level. Accordingly, PUMS data is flexible and allows more complex analysis. ACS pre-tabulated data and ACS PUMS data is used for the analysis of renter demographics, the availability of affordable homes ("gap analysis"), cost burden and overcrowding.

Because ACS data is released annually—usually in October or November—for the previous year, it cannot capture the current economic and social reality that Los Angeles County residents are facing during the COVID-19 pandemic. To address this gap, Section 1 now also includes an analysis of data from the Household Pulse Survey, a new, experimental survey from the U.S. Census Bureau to measure the social and economic impacts of the COVID-19 pandemic over time as well as inform government response and recovery planning. Because data is updated on a biweekly basis, the survey is meant to provide insights into how household experiences have changed during the pandemic. The survey asks individuals about their housing, employment status, spending patterns, food security, physical and mental health, access to health care, and educational disruption. The data is available at a state level and for the 15 largest Metropolitan Statistical Areas (MSAs) in the United States, which includes the Los Angeles-Long Beach-Anaheim MSA. Data from the Household Pulse Survey informs the analysis on housing fragility during COVID-19.

The subsection on homelessness in Los Angeles County uses data from the Point-in-Time (PIT) Count, a survey of individuals experiencing homelessness on a single night in January. The U.S. Department of Housing and Urban Development (HUD) requires that Continuums of Care (CoC) conduct this count annually for individuals who are sheltered in transitional housing, Safe Havens and emergency shelters, and every other year (odd numbered years) for unsheltered individuals. In Los Angeles County, the Los

Angeles Homeless Services Authority (LAHSA) conducts the County's annual PIT count, also known as the Greater Los Angeles Homeless Count.

Determining Household Income Groups and Rent Affordability

To quantify affordable housing need by income group, this section uses HUD income limits, which are used to determine eligibility for federal and state housing programs based on the median income and housing costs in a metropolitan area. Each household is placed into one of six non-overlapping income groups—deeply low-income (DLI), extremely low-income (ELI), very low-income (VLI), low-income (LI), moderate-income and above moderate-income—based on their household income relative to the metropolitan area's median family income (AMI), adjusted for household size (see Table 1 below).

HUD upwardly adjusts income limits in high-cost housing markets such as Los Angeles County to account for higher costs. For example, HUD calculates the VLI income limit—which would normally be based on a household earning 50 percent AMI—on a four-person household paying no more than 35 percent of their income for an apartment priced at 85 percent of the HUD Section 8 Fair Market Rent (FMR) for Los Angeles County. This results in an upward adjustment of roughly 50 percent that in turn affects all other income limits because they are all calculated relative to the VLI base limit.

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 DLI, ELI, VLI and LI 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 that rents set at the maximum allowable price for the adjusted income levels are high in relation to their income. HUD and the State of California determine rent affordability by the income needed to afford rent and utilities without spending more than 30 percent of household income.

Table 1 shows the 2019 HUD-adjusted income limits for each income group:

TABLE 1: LOS ANGELES COUNTY INCOME LIMITS WITH HUD ADJUSTMENTS (2019)

AMI (4-Person Household)	Standard HUD Income Groups	Income Limit for 4-Person Household (HUD-adjusted)*	Adjusted HUD Limit as % of AMI	Affordable Monthly Rent**
$73,100	DLI (<15% AMI)	$15,660	21%	$392
	ELI (15-30% AMI)	$31,300	43%	$783
	VLI (30-50% AMI)	$52,200	71%	$1,305
	LI (50-80% AMI)	$83,500	114%	$2,088
	Moderate (80-120% AMI)	$125,280	171%	$3,132
	Above Moderate (>120% AMI)	>$125,280	>171%	>$3,132

Source: Los Angeles County Income Limits. 2019. U.S. Housing and Urban Development Department (HUD). Website: https://www.huduser.gov/portal/datasets/il.html

**The Los Angeles County income levels are upwardly adjusted for high housing costs using the VLI 4-person household as the basis for all other income calculations for HUD's income groups. The ELI, VLI and LI income groups are provided by HUD, while DLI, moderate-income and above moderate-income are generated using HUD-provided ratios.*

***'Affordable Monthly Rent' assumes households should spend no more than 30 percent of their incomes on housing. The values expressed in Table 1 define affordability for households at the income limit threshold. In other words, $392 is the affordable monthly rent for a DLI household earning $15,660.*

Supervisorial Districts

Housing need in Section 1 is examined for the whole of Los Angeles County and for each of the county's five Supervisorial Districts (SD). SD-specific analysis draws from two years of Census data to generate reliable results due to small population sizes in some SDs. Thus, all SD data points are two-year averages.

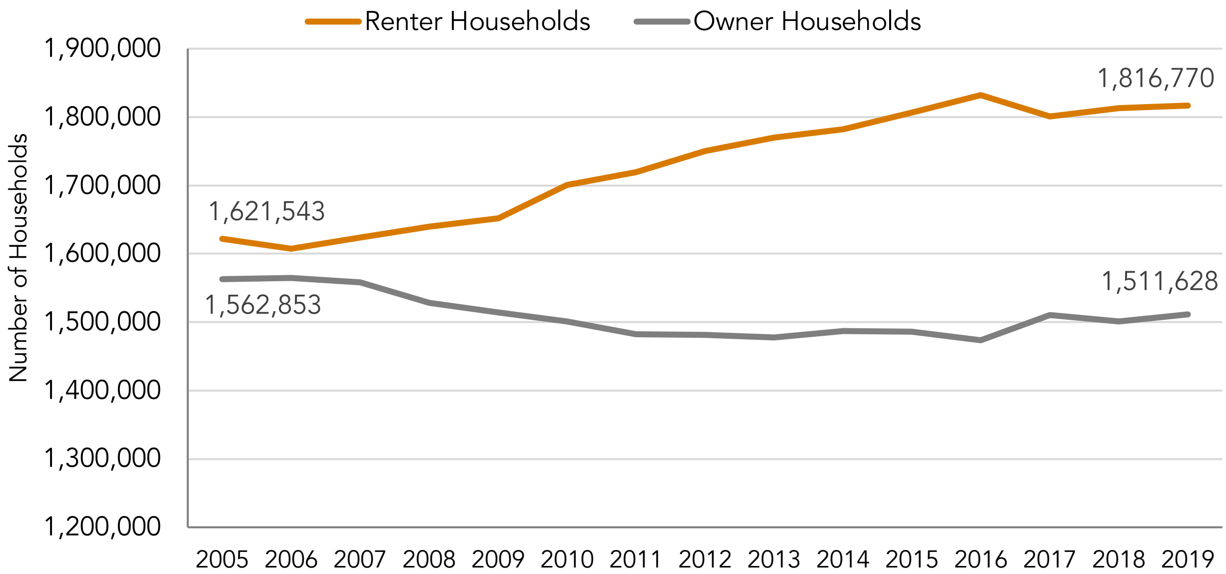
For more information on the methodology used to determine income groups and rent affordability, see Appendix A: Methodology.

Housing Tenure Trends in Los Angeles County

Trends in housing tenure (renter or owner-occupied) and the demographics of renter households provide important context for Los Angeles County's current rental housing affordability challenges.

A majority of Los Angeles County households—55 percent—live in rental housing. Since 2005, there has been a steady increase in the number of renter households, adding nearly 200,000 over the last 15 years (see Figure 1 below). By comparison, the number of owner-occupied households has declined by approximately 50,000 households over the same time period. These trends represent a 12 percent increase in renter households and a three (3) percent decrease in owner households since 2005, respectively.

FIGURE 1: CHANGE IN LOS ANGELES COUNTY HOUSEHOLDS BY TENURE (2005-2019)



Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2005-2019.

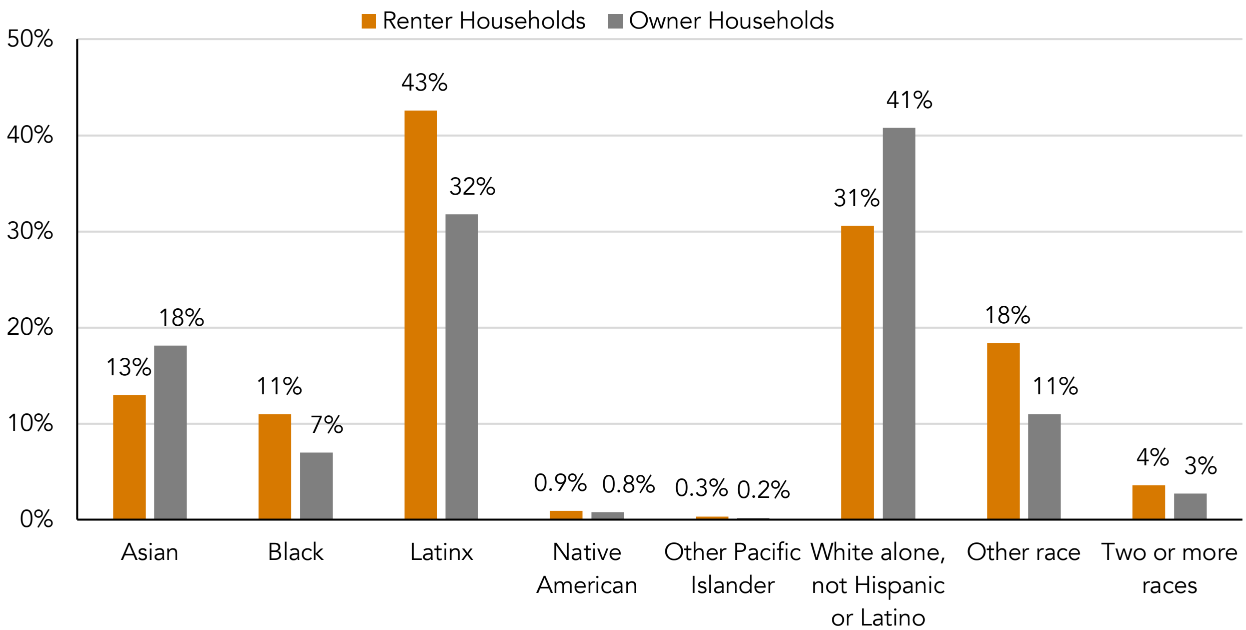
Demographics by Housing Tenure in 2019

Renter households in Los Angeles County differ from owner households in several important ways. According to the 2019 American Community Survey:

- The median income of renter households was only about half the median income for owner households—$52,932 and $103,538, respectively.
- Renter householders are typically younger than owners—28 percent of renter householders are under 35 years old, compared with just 18 percent of owners. In contrast, only 15 percent of renters are 65 and older, a group that makes up nearly 25 percent of owners.
- Renter households also tend to be smaller than owner households—the average household size for renters is 2.80 persons and 3.16 persons for owner households.
- In addition, nearly one third of renter households (31 percent) are single persons and another 12 percent are headed by single parents. Because single-parent households are more common among renters and many married-couple homeowners are empty nesters, 58 percent of children—some 1.2 million in all—live in renter households.[4]
- Renters are also more likely to be Black, Latinx, Native American, Other Pacific Islander, and multiracial. Only Asian and white households are more likely to own than rent in Los Angeles County (see Figure 2 below).

[4] Analysis of U.S. Census Bureau American Community Survey, 1-year estimates, table IDs: B25115, S0901, S2502.

FIGURE 2: RACE AND ETHNICITY OF LOS ANGELES COUNTY HOUSEHOLDS* BY TENURE (2019)



Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2019.
**This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian, Black, Native American, Other Pacific Islander, and white include households reporting only one race. Householders who identify their origin as Hispanic or Latino may be of any race except white.*

Historical data reveals distinct demographic trends for renter households in the county. The following sections examine changes in renter demographics by income, age, and race and ethnicity over time.[5]

Changes in Renter Households by Income

While renter incomes still fall far behind owner incomes, median household income for renters has increased consistently over the past several years in Los Angeles County—to $52,932 in 2019, up $2,609 (5 percent) from 2018 and $8,974 (20 percent) since 2014. While increases in wages could explain this trend—especially in the years following the Great Recession—changes in the composition of renter households due to out migration of low-income families, in-migration of high-income renters, and more affluent households choosing to rent as opposed to purchasing homes could all be contributing factors.

Changes in the number of renter households belonging to each income group were not uniform between 2014 and 2019. For example, since 2014 the number of DLI, LI, moderate-income and above moderate-income households has increased (see Table 2 and Figure 3 below). Over the same period, the number of ELI and VLI households decreased by 18 percent and four (4) percent respectively. These fluctuations

[5] In sections 1 and 4, the categorization of people by race and ethnicity is based on responses to U.S. Census surveys, specifically the American Community Survey and the Household Pulse Survey. For most indicators, people are categorized as Black, Latino or Latinx (used interchangeably), Asian, Native American, Other Pacific Islander, white, two or more races or multiracial (used interchangeably), and other race. For more information on these groups, see Appendix A: Methodology.

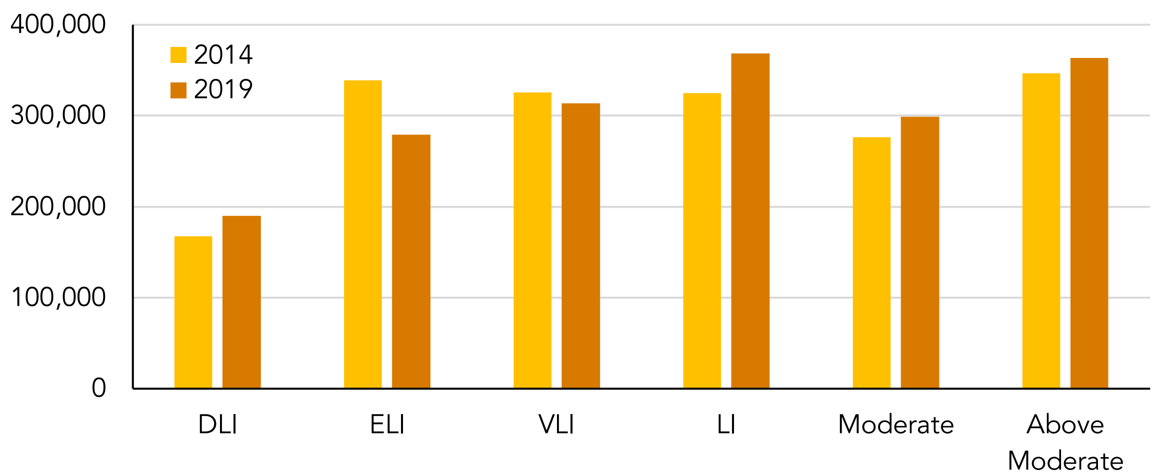
could be due to increases in HUD's income limit thresholds, which increased by 28 percent between 2014 and 2019. Taken together, these higher income limits and ongoing economic insecurity for households with the lowest incomes could explain the increase in DLI households and the decrease in ELI households since 2014. Larger changes in the composition of renter households could also play a role, especially for higher-income renters. For example, a recent report from Apartment List found that migration patterns, wage growth, and transitions away from homeownership help explain the increase in higher-income renters.[6]

TABLE 2: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY INCOME GROUP (2014-2019)

Income Group	Number of Households in 2019	% Change from 2014	Share of Renter Households in 2014	Share of Renter Households in 2019
DLI	189,837	+13%	9%	11%
ELI	279,396	-18%	19%	15%
VLI	313,964	-4%	18%	17%
LI	368,727	+13%	18%	20%
Moderate	298,673	+8%	16%	17%
Above Moderate	363,767	+5%	20%	20%
Total	**1,814,364**	**+2%**	**100%**	**100%**

Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

FIGURE 3: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY INCOME GROUP (2014-2019)



Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

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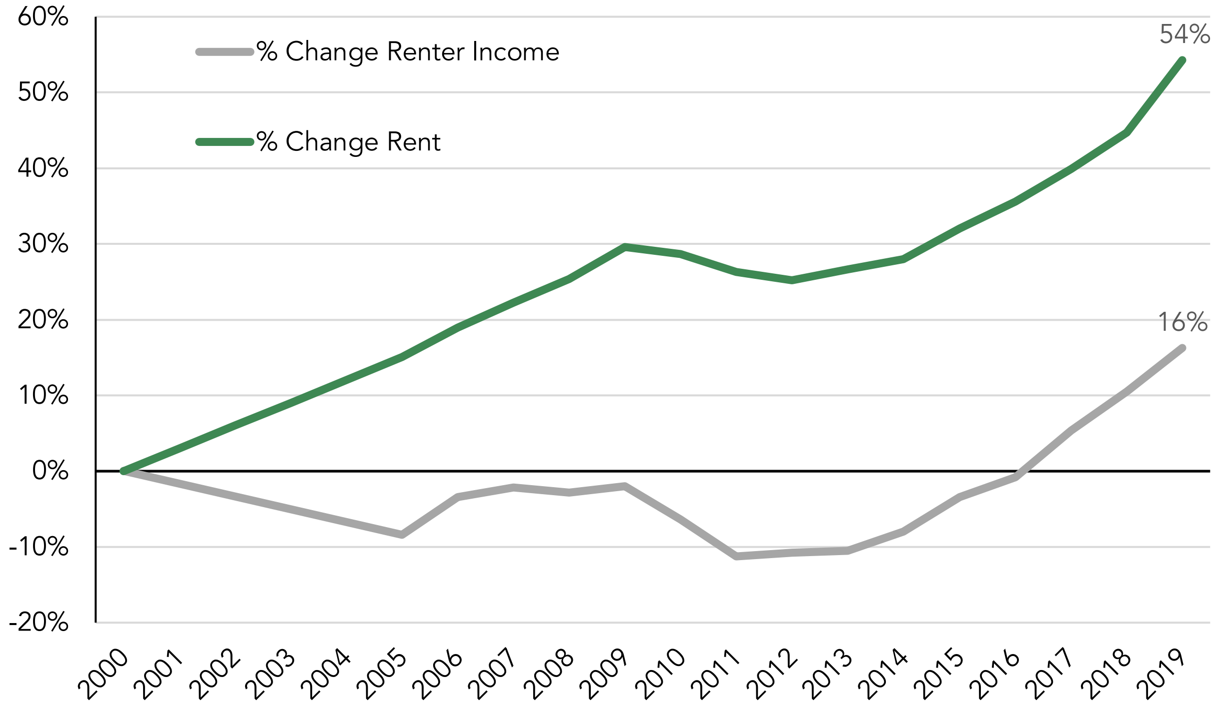
[6] Warnock, Rob, 2019. "Rich and Renting: Understanding the Surge of High-Earning Renters." *Apartment List*. Website: https://www.apartmentlist.com/research/rich-and-renting-understanding-the-surge-of-high-earning-renters

Even as median income has increased for renter households in the county, the gap between median renter income and median rent in Los Angeles County has persisted. As shown in Figure 4 below, there has been steady growth in median renter incomes since 2016, but rents have grown at an even faster pace. Adjusted for inflation, median renter income has grown 16 percent since 2000, while median rent has increased 54 percent. This disparity between growth in incomes and rent has placed increasing pressure on renter households, leading to high numbers of cost-burdened households in the region.

FIGURE 4: MEDIAN RENTER HOUSEHOLD INCOME VERSUS MEDIAN RENTS IN LOS ANGELES COUNTY (2000-2019)*

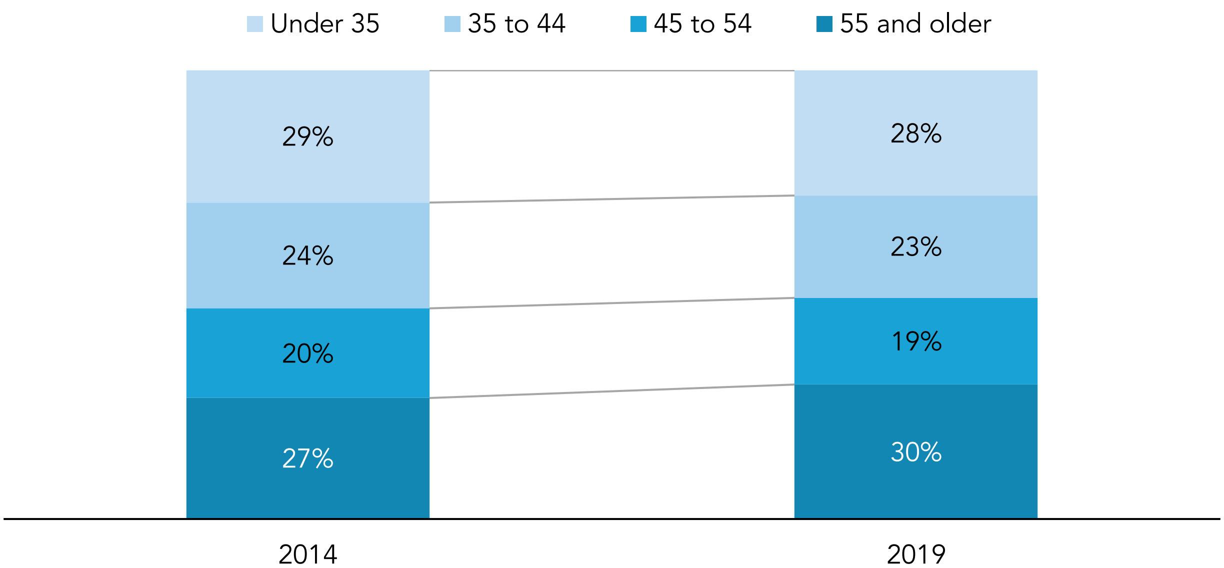


Source: California Housing Partnership analysis of U.S. Census Bureau ACS, 1-year estimates, table ID: S2503, 2000-2019.
**Median renter income and rent from 2001-2004 are estimated trends. Median renter income and rent are inflation adjusted to 2019 dollars.*

Changes in Renter Households by Age

Unlike median income and rents, the age distribution of renter households in Los Angeles County has changed little since 2014 (see Figure 5 below). Only the composition of the youngest and oldest groups has shifted in the last six years—and only slightly. The share of renters under 35 years decreased by one (1) percentage points (nearly 19,000 households) while the share of renters 55 and older increased by three (3) percentage points (63,000 households). This growth in older renters is one of the factors that has contributed to the increase in renter households over the last six years.

FIGURE 5: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY AGE GROUP (2014-2019)



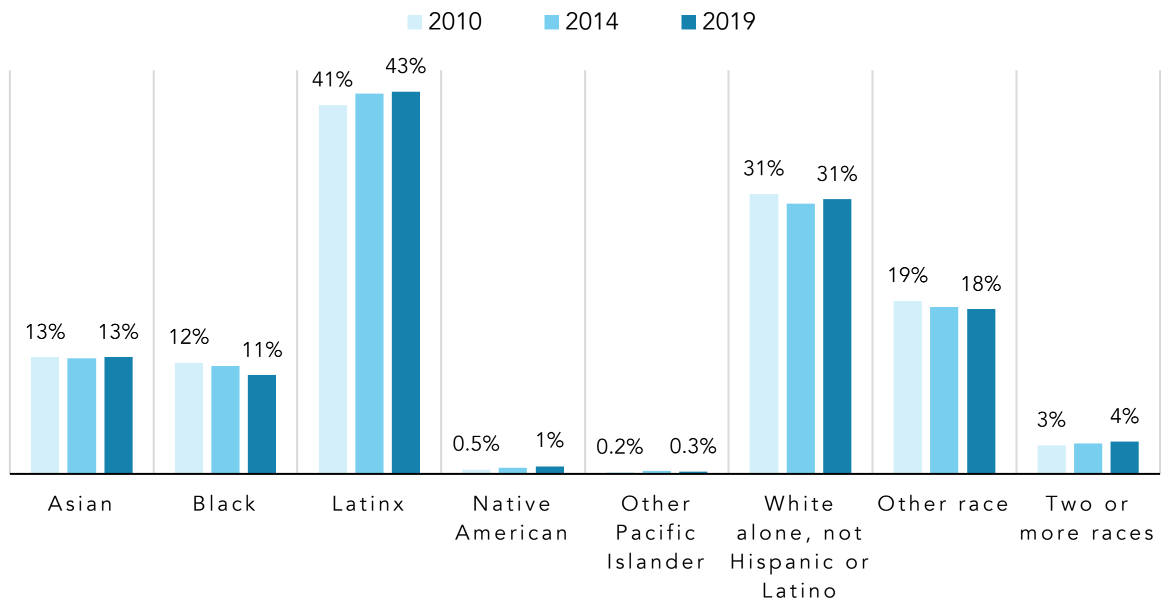
Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2019.

Changes in Renter Households by Race and Ethnicity

The racial and ethnic composition of renters in Los Angeles County has seen only minor changes in recent years (see Figure 6 below). Since 2010, only Black and Latinx renter households have seen a change in the share of overall renter households greater than one percentage point—Black households decreased by 1.4 percentage points (or 10,504 households) and Latinx households increased by 1.5 percentage points (or 74,727 households).

Change over this period was more pronounced within some racial and ethnic groups on an absolute basis. For example, the number of Black renter households (as opposed to their share of total renters) declined by five percent between 2010 and 2019, whereas the number of renter households increased for every other race and ethnic group (see Table 3 below).

FIGURE 6: LOS ANGELES COUNTY RENTER HOUSEHOLDS BY RACE AND ETHNICITY* (2014-2019)



Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2010-2019.
**This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian, Black, Native American, Other Pacific Islander, and white include households reporting only one race. Householders who identify their origin as Hispanic or Latino may be of any race except white.*

TABLE 3: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY RACE AND ETHNICITY* (2010-2019)

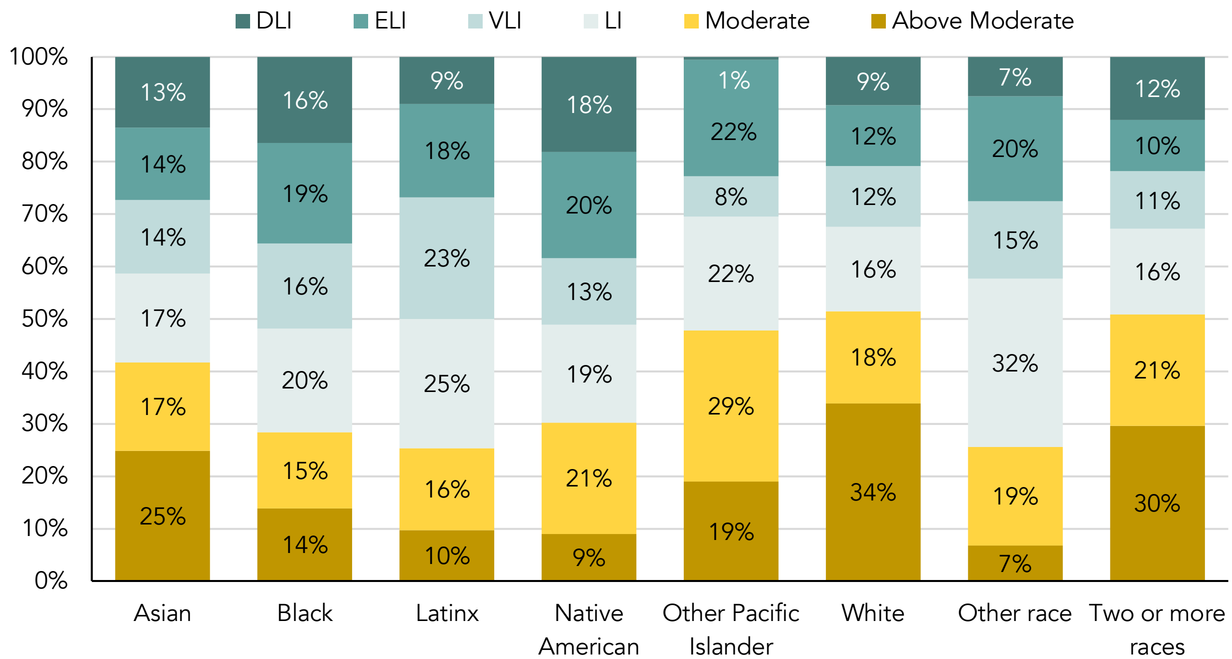
Household Race and Ethnicity	Number of Households in 2010	Number of Households in 2019	% Change from 2010
Asian	221,118	236,588	+7%
Black	210,912	200,408	-5%
Latinx	699,072	773,799	+11%
Native American	8,505	15,502	+82%
Other Pacific Islander	3,402	4,927	+45%
White alone, not Hispanic or Latino	530,682	556,489	+5%
Other race	328,275	333,807	+2%
Two or more races	54,429	65,727	+21%

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2010-2019.

**This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian, Black, Native American, Other Pacific Islander, and white include households reporting only one race. Householders who identify their origin as Hispanic or Latino may be of any race except white.*

Figure 7 below breaks down the income group composition of each race and ethnic group. Black, Native American, and Latinx households are most likely to have very low incomes (VLI) and earn 50 percent of AMI or below: 52 percent of Black households, 51 percent of Native American households, and 50 percent of Latinx households earn below 50 percent of AMI. In contrast, 32 percent of white households earn below 50 percent of AMI.[7] White, Asian, Other Pacific Islander, and households of two or more races have the highest shares of moderate- and above-moderate income households.

FIGURE 7: INCOME DISTRIBUTION OF RENTERS BY RACE AND ETHNICITY* (2019)



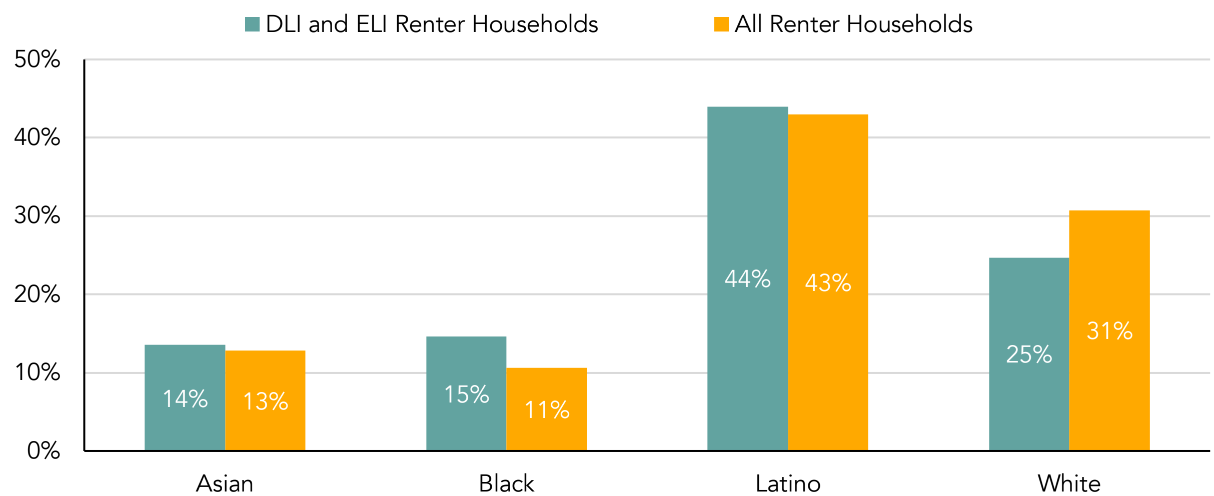
Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey.*
***Unlike in Figure 2 and 6 and Table 3, Asian, Black, Native American, Other Pacific Islander, other race, and white only include households reporting only one race and do not identify their ethnic origin as Hispanic or Latino. Householders who identify their origin as Hispanic or Latino may be of any race.*

Comparing the demographics of renter households in Los Angeles County overall with the income distribution of renter households by race and ethnicity can further clarify the racial disparities in income among renters summarized above. As Figure 8 below illustrates, people of color are more likely to be extremely low-income renters (earning 30 percent of AMI or less) than their white counterparts. Black households account for eleven (11) percent of all renter households, yet they account for 15 percent of DLI and ELI renter households. Latinx households account for 43 percent of all renter households and 44 percent of DLI and ELI renter households. Asian households account for 13 percent of all renter households and 14 percent of DLI and ELI renter households. In contrast, white households account for 31

[7] For income group definitions and thresholds used throughout this report, see Table 1.

percent of all renter households in Los Angeles County and just 25 percent of DLI and ELI renter households.

FIGURE 8: RACIAL AND ETHNIC* COMPOSITION OF ALL RENTER HOUSEHOLDS AND DLI + ELI RENTER HOUSEHOLDS (2019)



Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Unlike in Figure 2 and 6 and Table 3, Asian, Black, and white only include households reporting only one race and do not identify their ethnic origin as Hispanic or Latino. Householders who identify their origin as Hispanic or Latino may be of any race.*

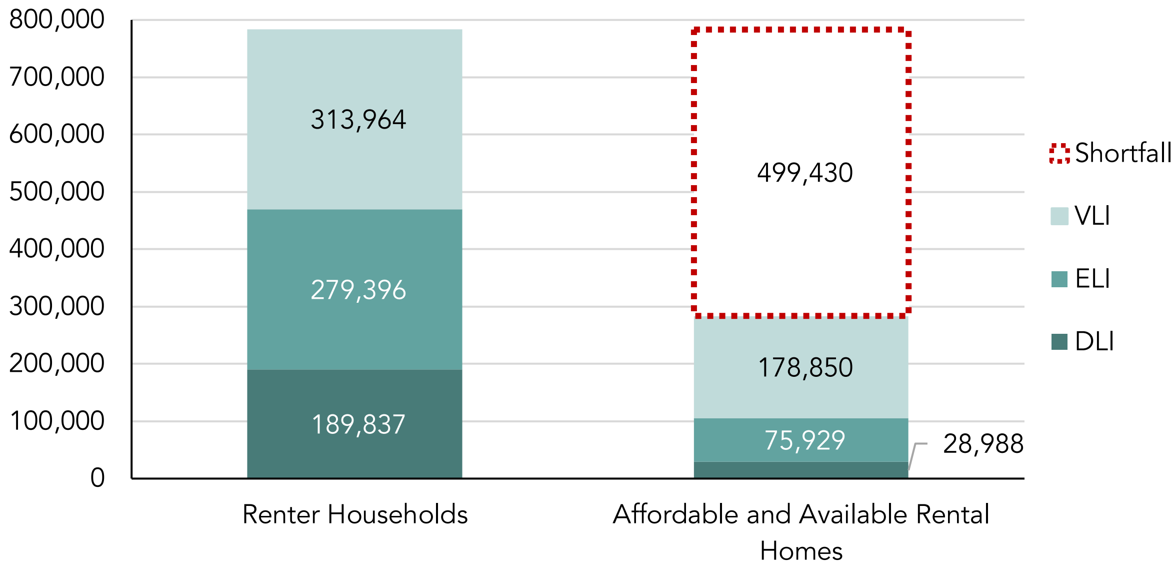
Gap Analysis

The gap analysis assesses availability of affordable housing for each income group in Los Angeles County by comparing the number of renter households in each group to the number of rental homes affordable and available to them. In this analysis, a rental home is considered "affordable and available" if a household spends (or would need to spend) no more than 30 percent of its income on rent and utilities and is either vacant or occupied by a household at or below the income group threshold.[8] Both occupied and vacant homes are included because, together, they represent the total stock of rental homes affordable to households of each income group.

Of the 1.8 million renter households living in Los Angeles County, 783,197 (43 percent) come from the three lowest income groups (DLI, ELI and VLI). Meanwhile, only 283,767 rental homes are affordable and available to these households, resulting in a shortfall of 499,430 affordable rental homes (see Figure 9 below). In other words, nearly half a million—or 64 percent—of Los Angeles County's lowest income households do not have access to affordable housing.[9]

[8] National Low Income Housing Coalition. "The Gap: A Shortage of Affordable Rental Homes." Website: https://nlihc.org/gap.
[9] The shortage of affordable homes described above does not account for individuals and families experiencing homelessness due to limitations of ACS PUMS data.

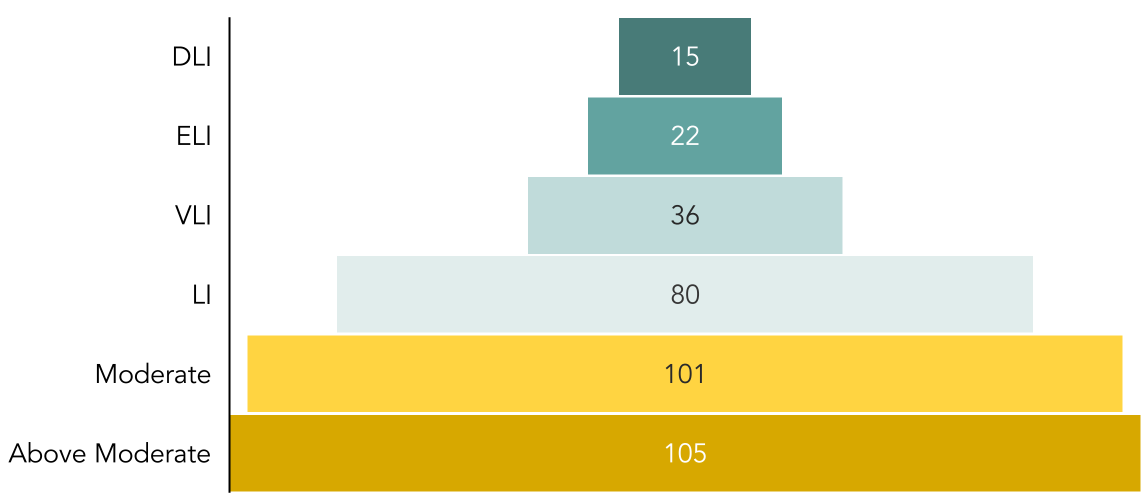
FIGURE 9: AFFORDABLE RENTAL HOUSING SHORTFALL (2019)



Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

The available supply of affordable and available rental homes increases for households with higher incomes. Only 15 rental homes are affordable and available and not occupied already by a higher income group for every 100 DLI renter households (see Figure 10 and Table 4 below). The numbers are marginally better for ELI and VLI renter households with 22 and 36 affordable and available rental homes for every 100 ELI and VLI renter households respectively. Low-income households fare better with 80 rental homes affordable and available for every 100 households. Both moderate- and above moderate-income households actually have a small surplus of homes affordable and available to them per 100 renter households at 101 and 105 homes respectively.

FIGURE 10: AFFORDABLE AND AVAILABLE RENTAL HOMES PER 100 RENTER HOUSEHOLDS BY INCOME GROUP (2019)



Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

TABLE 4: GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP (2019)

	DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
Households within Income Group	189,837	279,396	313,964	368,727	298,673	363,767	1,814,364
All Households (Cumulative)	189,837	469,233	783,197	1,151,924	1,450,597	1,814,364	N/A
Rental Homes "Affordable and Available" (Cumulative)	28,988	104,917	283,767	923,832	1,463,275	1,905,386	
Cumulative Surplus or Shortfall of Affordable Rental Homes	-160,849	-364,316	-499,430	-228,092	12,678	91,022	
% of Homes Affordable but Unavailable*	66%	37%	29%	23%	16%	0%	

Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

**"Affordable but unavailable" means that a rental home is affordable to lower-income households but occupied by a household in a higher income group.*

As highlighted previously, certain racial and ethnic groups in Los Angeles County—Black, Latinx, and Native American renters, specifically—are much more likely to have lower incomes and, thus, face the brunt of the shortage of affordable and available housing. The intergenerational impacts of slavery, structural racism, government-sponsored segregation, discrimination, and economic exploitation explain today's severe racial wealth inequality and racial disparities in access to safe, stable, and affordable housing.[10]

Gap Analysis Historical Trends

Figure 11 below shows that the historical shortfall of affordable and available homes for the lowest income renter households in Los Angeles County has declined by 14 percent—or 82,393 homes—from 2014 to 2019.[11] While some of this decline may be in part a result of the concurrent decrease in households with incomes below 50 percent of AMI in the county (6 percent since 2014), the fact that the 14 percent decrease in the shortfall of affordable and available homes is so much larger indicates that other factors—such as the County's additional investments and activities described in detail in Sections 2 and 3 of this Report—contributed to the shortfall's gradual decline.

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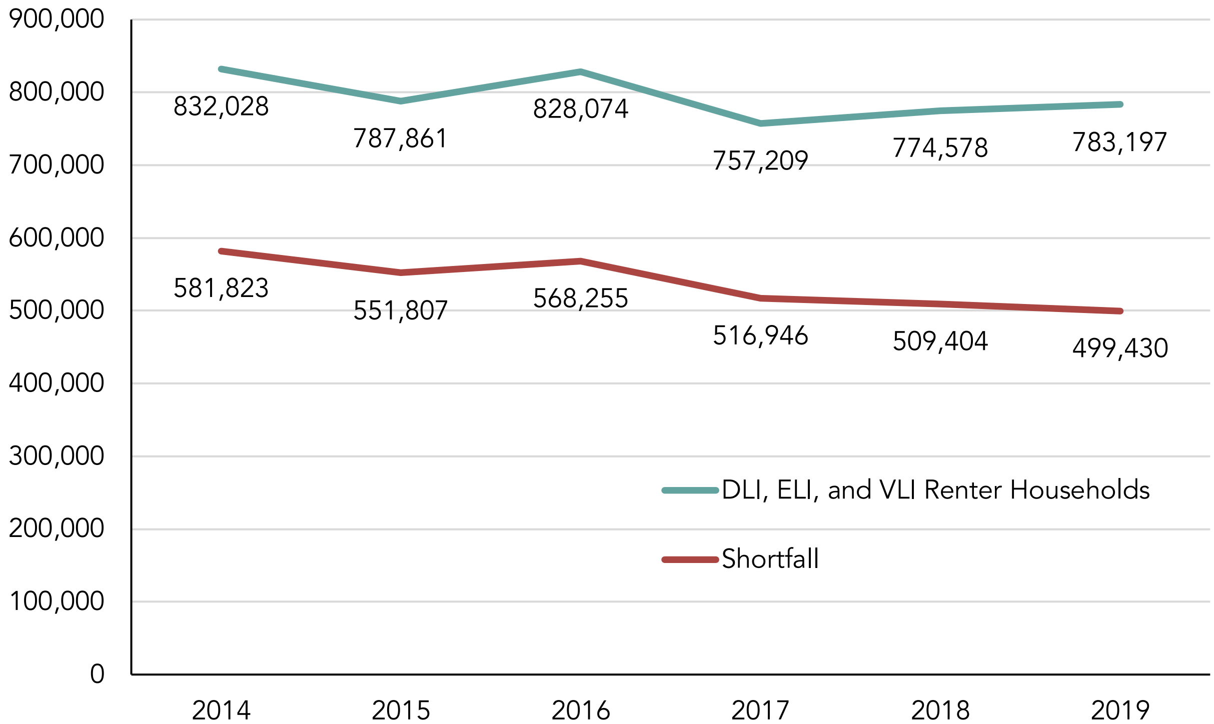
[10] See, for example: Jan, Tracy, 2018. "Redlining was banned 50 years ago. It's still hurting minorities today." *Washington Post.* Website: https://www.washingtonpost.com/news/wonk/wp/2018/03/28/redlining-was-banned-50-years-ago-its-still-hurting-minorities-today/?arc404=true; Solomon, Danyelle, et al, 2019. "Systemic Inequality: Displacement, Exclusion, and Segregation." *Center for American Progress*. Website: https://www.americanprogress.org/issues/race/reports/2019/08/07/472617/systemic-inequality-displacement-exclusion-segregation/.

[11] See Appendix B: Full Data Findings, Section 1 Table B for expanded shortfall data for 2014, 2015, 2016, 2017, 2018 and 2019, including the proportion of housing demand that is not being met each year (or shortfall / total demand).

FIGURE 11: AFFORDABLE RENTAL HOUSING SHORTFALL (2014-2019)



Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

Gap Analysis by Supervisorial District

Table 5 below contains a summary of the affordable housing gap analysis by household income group for each Supervisorial District (SD). Predictably, the SDs with the largest number of DLI, ELI and VLI households—SDs 2 and 3—have the largest shortfall of affordable and available homes for those households. However, affordability challenges for the lowest income households are relatively consistent across each SD. For example, across all five SDs, fewer than 23 rental homes are affordable and available for every 100 DLI renter households while no more than 27 are affordable and available for every 100 ELI renter households and no more than 45 exist in any SD for every 100 VLI renter households. Nonetheless, every SD except SD 3 has a surplus of homes affordable and available to moderate and above moderate-income households with SD 3 having only a slight shortfall for moderate-income households.

TABLE 5: GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND SUPERVISORIAL DISTRICT (2018-2019)

	Supervisorial District	DLI	ELI	VLI	LI	Moderate	Above Moderate
Cumulative Surplus or Shortfall of Affordable Rental Homes by District and Income Group	SD 1	-27,508	-71,215	-91,335	-24,193	3,407	12,838
	SD 2	-47,359	-100,804	-129,553	-44,500	3,237	20,841
	SD 3	-36,908	-84,541	-124,511	-83,330	-7,572	25,981
	SD 4	-20,645	-53,013	-83,182	-33,075	5,288	15,710
	SD 5	-26,614	-55,113	-75,836	-44,678	4,240	14,607
Affordable and Available Rentals Homes per 100 Renter Households by District and Income Group	SD 1	22	27	45	90	101	104
	SD 2	12	22	39	85	101	105
	SD 3	9	18	26	67	98	106
	SD 4	13	20	30	82	102	105
	SD 5	16	24	34	74	102	105

Source: California Housing Partnership analysis of 2018-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

For more data on the gap analysis, see Appendix B: Full Data Findings, Section 1.

Cost Burden Analysis

Although Los Angeles County has made steady progress in reducing the shortfall of affordable and available homes in the last six years, nearly half a million low-income households still lack access to an affordable home. Unaffordable rents have enormous consequences, particularly for households with the lowest incomes, which is why cost burden is such an important indicator to understand and track.

The negative consequences of cost burden for low-income households have been well documented by national researchers.[12,13] For example, a 2020 study by the Harvard University's Joint Center for Housing Studies found that severely cost burdened low-income families (those paying more than 50 percent of

[12] A study by two John Hopkins University researchers found that households who spend greater than 60 percent of their income on housing spend less on child enrichment—including books, education, and computers—than households who spend only 30 percent of income on housing costs. See Newman, Sandra, and Scott Holupka, 2014. "Housing Affordability and Child Well-Being." Housing Policy Debate. Website: https://nlihc.org/sites/default/files/Housing_Affordability_Child_Wellbeing.pdf.

[13] Low-income households spending the greatest share of income on housing are most vulnerable to housing instability, including frequent moves, displacement, evictions and becoming homeless. They are one "bad break" away from being forced to move much farther from work and essential services, or even from being forced to live in their vehicles or on the streets. See, for example: Chris Glynn and Alexander Casey. "Priced Out: Homelessness Rises Faster Where Rent Exceeds a Third of Income." Website: http://www.zillow.com/research/homelessness-rent-affordability-22247/.

household income on housing costs) spend 52 percent less on food, healthcare and transportation than their low-income counterparts who live in housing affordable to them. The implications of severe cost burden for low-income families with children and households headed by adults age 65 and over are especially troubling. Among low-income households with children under the age of 18, those with severe cost burden spend 93 percent less on healthcare and 37 percent less on food than their low-income counterparts with children who live in affordable homes. Similarly, severely cost burdened low-income households headed by adults age 65 and older spend 50 percent less on both healthcare and food.[14]

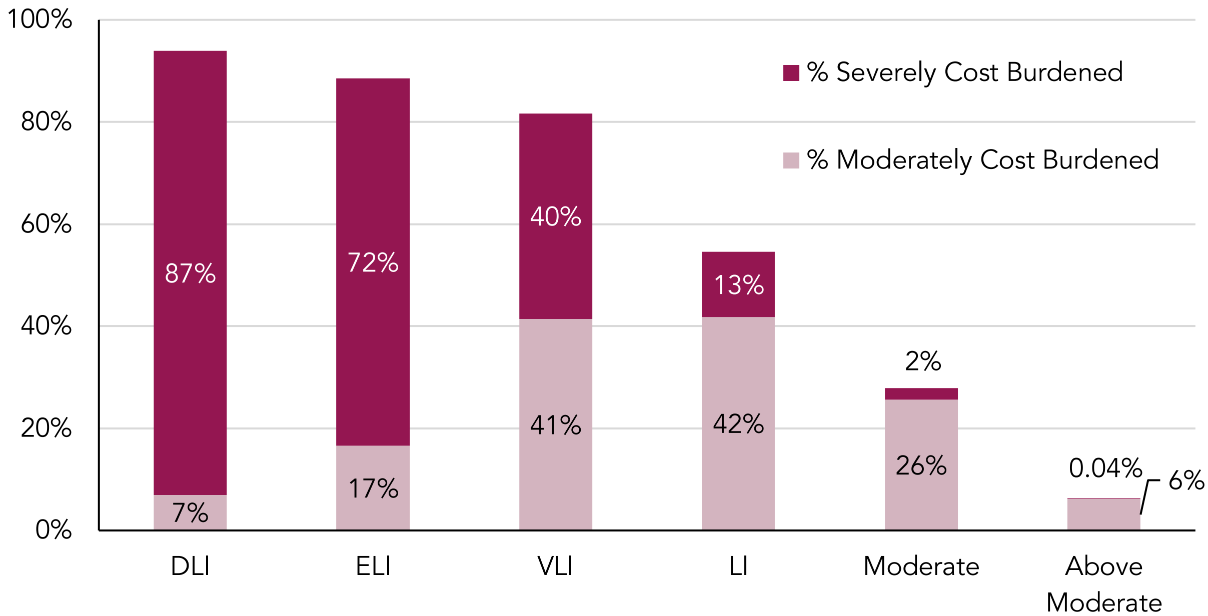
There are two types of cost burden measured in this report: cost burden and severe cost burden. A household is considered cost burdened if they pay more than 30 percent of household income on housing costs and severely cost burdened if they pay more than 50 percent of household income on housing costs. Housing costs include both rent and utilities (e.g., electricity, gas and water).

Nine hundred and eighty-nine thousand (989,000) households in Los Angeles County—representing 55 percent of all renter households—are cost burdened. Over half of these cost burdened households (55 percent or 546,752 households) experience severe cost burden.

As shown in Figure 12 and Table 6 below, the frequency and degree of housing cost burden is highly correlated with income level: 94 percent of DLI households, 89 percent of ELI households, 82 percent of VLI households, and 55 percent of LI households are cost burdened compared with 28 percent of moderate-income households and just six (6) percent of above moderate-income households. This discrepancy is particularly stark when considering severe cost burden. In 2019, 87 percent of DLI households, 72 percent of ELI households, and 40 percent of VLI households experienced severe cost burden. By comparison, only two (2) percent of moderate-income and 0.04 percent of above moderate-income households were severely cost burdened.

[14] See Joint Center for Housing Studies of Harvard University. "The State of the Nation's Housing: 2020." Website: http://www.jchs.harvard.edu/state-nations-housing-2020.

FIGURE 12: SHARE OF RENTER HOUSEHOLDS WHO ARE COST BURDENED BY INCOME GROUP* (2019)



Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**A household is considered moderately cost burdened if they pay between 30 and 50 percent of household income for housing costs and severely cost burdened if they pay more than 50 percent of household income for housing costs.*

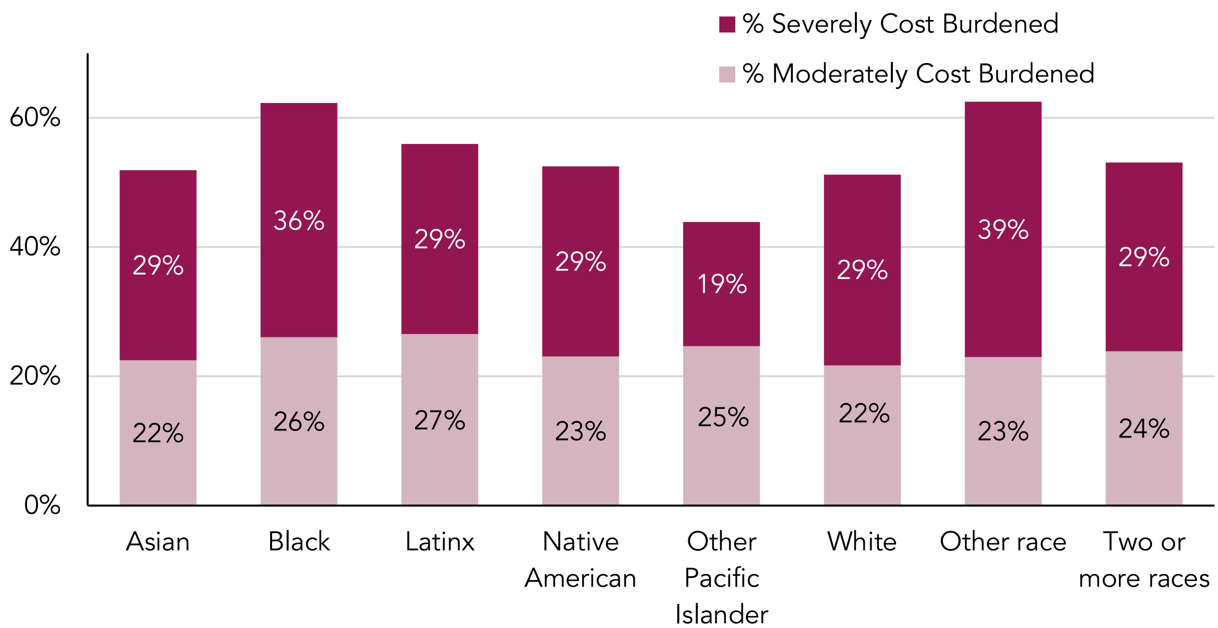
TABLE 6: COST BURDEN ANALYSIS FOR RENTER HOUSEHOLDS (2019)

Income Group	Total Households	Not Cost Burdened		Moderately Cost Burdened		Severely Cost Burdened	
		#	%	#	%	#	%
DLI	189,837	11,480	6%	13,135	7%	165,222	87%
ELI	279,396	32,099	11%	46,422	17%	200,875	72%
VLI	313,964	57,455	18%	130,071	42%	126,438	40%
LI	368,727	167,526	45%	154,151	42%	47,050	13%
Moderate	298,673	215,287	72%	76,348	26%	7,038	2%
Above Moderate	363,767	341,093	94%	22,545	6%	129	0.04%
All Income Groups	**1,814,364**	**824,940**	**46%**	**442,672**	**24%**	**546,752**	**30%**

Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

Among renters in Los Angeles County, people of color are more likely to experience housing cost burdens than their white counterparts. Black renters have the highest share of cost burden at 62 percent, followed by Latinx renters at 56 percent, Native American and multiracial renters at 53 percent, Asian renters at 52 percent, white renters at 51 percent, and Other Pacific Islander renters at 44 percent (see Figure 13 below).

FIGURE 13: SHARE OF RENTER HOUSEHOLDS WHO ARE COST BURDENED* BY RACE AND ETHNICITY** (2019)

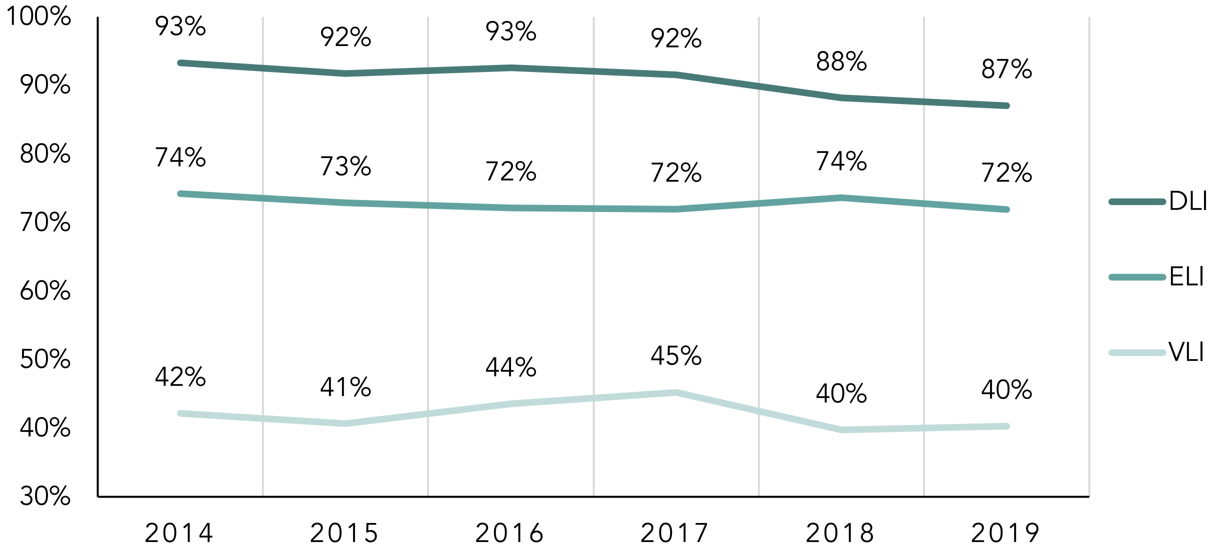


Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data.
**A household is considered cost burdened if they pay between 30 and 50 percent of household income for housing costs and severely cost burdened if they pay more than 50 percent of household income for housing costs.*
***This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian, Black, Native American, Other Pacific Islander, white, some other race, and two or more races only include households that do not identify their ethnic origin as Hispanic or Latino. Householders who identify their origin as Hispanic or Latino may be of any race.*

Severe Cost Burden Historical Trends

As shown in Table 7 and Figure 14 below, severe cost burden has been the unfortunate norm among Los Angeles County's lowest income households for the past six years. However, the share of DLI, ELI, and VLI renter households experiencing severe cost burden has declined modestly since 2014—by six (6) percentage points, two (2) percentage points, and two (2) percentage points, respectively. Severe cost burden for LI and moderate-income households has remained relatively consistent in the last six years, around 13 percent and three (3) percent, respectively. Notably, there has been a steep decline in the proportion of above moderate-income households experiencing severe cost burden—from 0.6 percent in 2014 to 0.04 percent in 2019, a decline of 94 percent. This decline could be due to improved economic circumstances for these households as well as the high-rise apartment and condo building boom increasing the supply of homes affordable to higher-income households.[15]

FIGURE 14: SHARE OF RENTER HOUSEHOLDS WHO ARE SEVERELY COST BURDENED BY INCOME GROUP* (2014-2019)



Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**A household is severely cost burdened if they pay more than 50 percent of household income on housing costs.*

TABLE 7: SHARE OF SEVERELY COST BURDENED RENTER HOUSEHOLDS BY INCOME GROUP (2014-2019)

Year	DLI	ELI	VLI	LI	Moderate	Above Moderate
2014	93%	74%	42%	12%	2%	0.6%
2015	92%	73%	41%	14%	3%	0.4%
2016	93%	72%	44%	12%	4%	0.3%
2017	92%	72%	45%	14%	3%	0.2%
2018	88%	74%	40%	13%	3%	0.1%
2019	87%	72%	40%	13%	2%	0.04%

Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

[15] See, for example: Los Angeles Times. 2018. "Housing boom brings a new crop of tall towers." Website: https://www.latimes.com/business/la-fi-hp-high-rise-living-20181019-story.html; Los Angeles Times, 2019. "Wage inequality is surging in California—and not just on the coast. Here's why." Website: https://www.latimes.com/business/story/2019-10-10/wage-inequality-is-surging-in-california-and-not-just-on-the-coast-heres-why.

As the share of DLI, ELI, and VLI households experiencing severe cost burden has declined, so too has the number of severely cost burden households overall. As shown in Table 8 below, 45,725 (8 percent) fewer renter households experienced severe cost burden in 2019 than in 2014. This decline was driven primarily by fewer ELI, VLI, and above moderate-income households experiencing severe cost burden. The number of severely cost burdened households increased for DLI, LI, and moderate-income households—by 8,809 households (6 percent), 8,060 households (21 percent), and 689 (11 percent), respectively. These trends loosely mirror the shifting composition of renter households in Los Angeles County since 2014 for all income groups except above moderate-income, which experienced an increase in population but a decline in severe cost burden.

TABLE 8: SEVERELY COST BURDENED RENTER HOUSEHOLDS BY INCOME GROUP (2014-2019)

Year	DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
2014	156,413	251,435	137,334	38,990	6,349	1,956	**592,477**
2015	153,823	217,665	132,610	49,430	9,579	1,518	**564,625**
2016	164,096	237,240	140,129	41,409	11,386	1,015	**595,275**
2017	146,511	215,143	134,854	48,086	9,909	602	**555,105**
2018	159,927	211,522	121,680	45,743	7,928	230	**547,030**
2019	165,222	200,875	126,438	47,050	7,038	129	**546,752**
% Change (2014-2019)	**+6%**	**-20%**	**-8%**	**+21%**	**+11%**	**-93%**	**-8%**

Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

Severe Cost Burden by Supervisorial District

As shown in Table 9 below, the distribution of severely cost burdened renter households by SD is generally proportional to the distribution of the county's overall population among SDs. In other words, no single district has a disproportionate concentration of households experiencing severe cost burden.

While the number of severely cost burdened households across the entire county has declined by eight percent since 2014 (see Table 8 above), the change in severely cost burdened households has fluctuated across SDs over the last six years. The number of renter households experiencing severe cost burden has declined in SDs 1, 2, 3, and 4—by nine (9) percent, eleven (11) percent, 0.2 percent, and seven (7) percent—but increased by three (3) percent in SD 5 since 2014-2015.[16]

[16] SD-specific analysis draws from two years of Census data to generate reliable results due to small population sizes in some SDs. Thus, all SD data points are two-year averages.

TABLE 9: PERCENTAGE OF SEVERELY COST BURDENED RENTER HOUSEHOLDS BY SD (2018-2019)

Percentage of Households in SD		# of Severely Cost Burdened Households	% of Total Severely Cost Burdened Households in LA County	% Change in Severely Cost Burdened Households*
SD 1	18%	93,863	17%	-9%
SD 2	24%	134,748	25%	-11%
SD 3	25%	141,760	26%	-0.2%
SD 4	17%	83,835	15%	-7%
SD 5	16%	92,685	17%	+3%

Source: California Housing Partnership analysis of 2014-2015 and 2018-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**Percent change is the number of severely cost burdened households in each SD in 2018-2019 relative to the number of severely cost burdened households in 2014-2015.*

The very high and persistent shares of low-income households and households of color with cost burdens is a measure of how prevalent housing unaffordability and instability has become in Los Angeles County—and the insufficiency of the current housing market and housing safety net. According to HUD's latest "Worst Case Housing Needs Report," fewer than one in four very low-income renter households in the Los Angeles-Long Beach-Anaheim metropolitan area received housing assistance in 2017. Nearly 50 percent of very low-income renter households lack assistance and face either severe cost burdens or severely inadequate housing, or both.[17]

For more data on the cost burden analysis, see Appendix B: Full Data Findings, Section 1.

Overcrowding Analysis

The overcrowding analysis documents rates of overcrowding in Los Angeles County by household income group and race and ethnicity. In this analysis, overcrowding is defined in terms of the ratio of occupants in a home to the number of rooms, counting two children as equivalent to one adult. A room is defined as a bedroom or common living space (such as a living room), but excludes bathrooms, kitchens, or areas of the home that are unfinished or not suited for year-round use.[18]

Households that have more than one adult per room are considered overcrowded, and households with more than two adults per room are considered severely overcrowded. For example, a two-room home

[17] Office of Policy Development and Research of the U.S. Department of Housing and Urban Development, 2019. "Worst Case Housing Needs: 2019 Report to Congress." Website: https://www.huduser.gov/portal/sites/default/files/pdf/worst-case-housing-needs-2020.pdf.
[18] Please note that the Census' definition of overcrowding varies slightly from this report's methodology. Most notably, the Census considers a kitchen a room and does not distinguish between children and adults in their measure. For the full definition, visit https://www.census.gov/housing/hvs/definitions.pdf.

(one bedroom and a living room) with three adults is considered overcrowded, while a two-room home with three adults and three children is severely overcrowded.

California's renter overcrowding rate is more than double the U.S. average, largely due to the state's high housing costs and the prevalence of households headed by foreign-born adults, those of Hispanic or Latino origin (as defined in the American Community Survey), and those with children, all of whom share higher likelihoods of average household overcrowding.[19,20] Among the ten largest metropolitan counties in California, Los Angeles County has the highest rate of renter overcrowding, followed by Orange, Santa Clara, San Bernardino, and Contra Costa counties.[21] These high rates of overcrowding may be explained, in part, by demographic differences and other factors like high housing costs, though more rigorous statistical analysis would be needed to establish causality.

As shown in Table 10 and Figure 15 below, though all income groups in Los Angeles County experience some degree of overcrowding, VLI and LI renter households are more likely to be overcrowded than both the lowest and highest income groups. However, overcrowding does not have a linear relationship with income in Los Angeles County; lower-income renter households are not more likely to experience overcrowding than higher-income households, suggesting a more nuanced relationship between overcrowding and household income, and the choices families make about which rental homes to occupy. One explanation for the relatively lower rates of overcrowding among DLI households is household size: DLI households tend to be smaller than households in other income groups and are more likely to be single individuals living alone. DLI households have an average household size of 1.93 persons, compared to 2.52 for ELI, 2.83 for VLI, 2.92 for LI, 2.74 for moderate-income and 2.40 for above moderate-income households.

Rates of severe overcrowding, however, are higher for the lowest income households than for above moderate-income households. DLI, ELI, and VLI households are 1.8 times, 2.6 times, and 3.1 times more likely to be severely overcrowded respectively than above moderate-income households.

Similarly, larger renter households are more likely to live in severely overcrowded rental homes: seven out of ten severely overcrowded households have four or more individuals living in the home. Most of these severely overcrowded renter households—86 percent—live in studios and one-bedroom apartments, which typically have lower median rents than larger homes.

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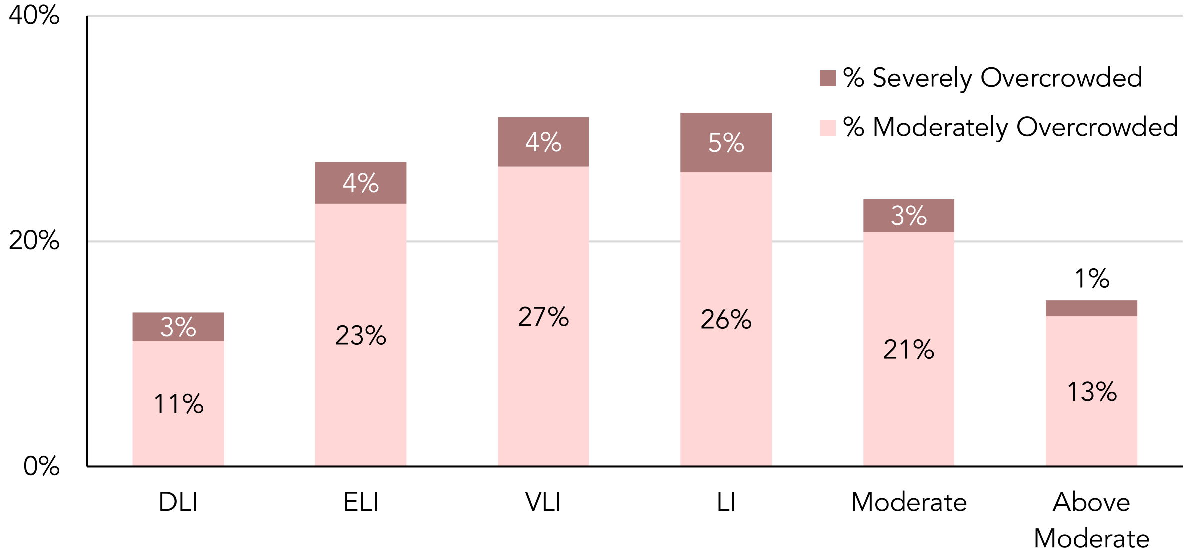
[19] U.S. Census Bureau, 2019 ACS 1-Year Estimate, Table B25014, Tenure by Occupants per Room.
[20] Taylor, Mac. "California's High Housing Costs: Causes and Consequences." Legislative Analyst's Office, 2015. Website: https://lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.pdf.
[21] U.S. Census Bureau, 2019 ACS 1-Year Estimate, Tables B25014, Tenure by Occupants per Room.

FIGURE 15: SHARE OF RENTER INCOME GROUPS LIVING IN OVERCROWDED* CONDITIONS (2019)



Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**Households that have more than one adult (or two children) per room and more than two adults (or four children) per room are considered overcrowded and severely overcrowded, respectively.*

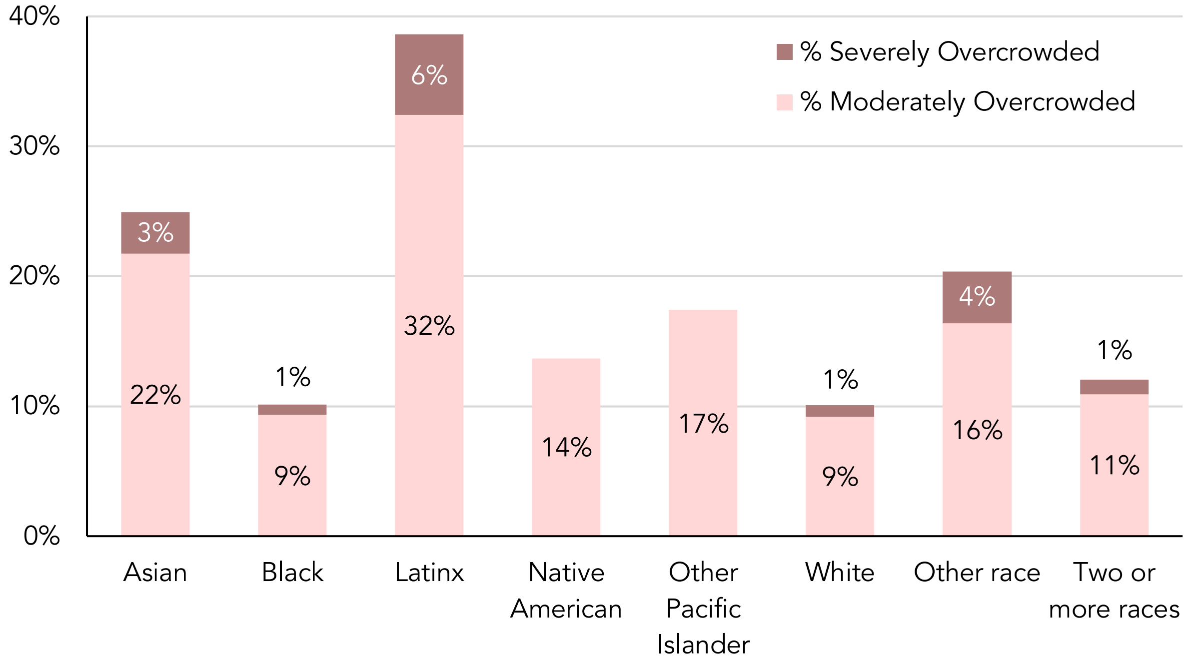
TABLE 10: OVERCROWDING ANALYSIS FOR RENTER HOUSEHOLDS (2019)

Income Group	Total Households	Not Overcrowded	Overcrowded	Severely Overcrowded*
DLI	189,837	86%	14%	3%
ELI	279,396	73%	27%	4%
VLI	313,964	69%	31%	4%
LI	368,727	69%	31%	5%
Moderate	298,673	76%	24%	3%
Above Moderate	363,767	85%	15%	1%
All Income Groups	**1,814,364**	**76%**	**24%**	**3%**

Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**The percentages of severely overcrowded households are a subset of the percentage of overcrowded households.*

Much like cost burden in Los Angeles County, people of color are more likely to experience overcrowding than their white counterparts (see Figure 16 below). Latinx renters have the highest share of overcrowding at 39 percent, followed by Asian renters at 25 percent. In contrast, just ten (10) percent of Black or white renter households live in overcrowded conditions.

FIGURE 16: SHARE OF RENTER HOUSEHOLDS LIVING IN OVERCROWDED* CONDITIONS BY RACE AND ETHNICITY** (2019)



Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

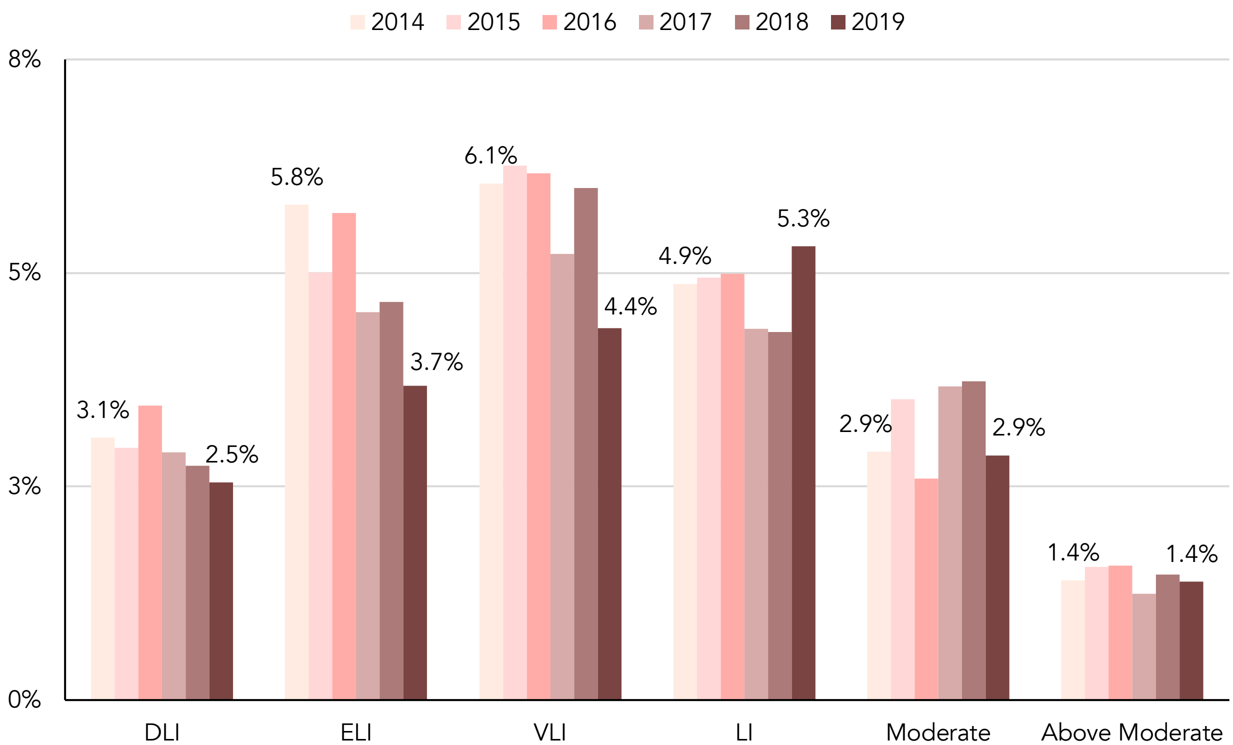
**Households that have more than one adult (or two children) per room and more than two adults (or four children) per room are considered overcrowded and severely overcrowded, respectively.*

***This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian, Black, Native American, Other Pacific Islander, white, or other race only include households that do not identify their ethnic origin as Hispanic or Latino. Householders who identify their origin as Hispanic or Latino may be of any race.*

Severe Overcrowding Historical Trends

As shown in Figure 17 below, rates of severe overcrowding have decreased or remained fairly constant since 2014 for all income groups in Los Angeles County. The share of DLI, ELI, and VLI renter households living in severely overcrowded conditions has declined meaningfully since 2014—by 0.5 percentage points (17 percent), 2.1 percentage points (37 percent), and 1.7 percentage points (28 percent), respectively. On the other hand, the share of LI households experiencing severe overcrowding has increased by 0.4 percentage points (9 percent). Meanwhile the share of moderate-income and above moderate-income households living in severely overcrowded conditions has remained relatively consistent in the last six years, around 2.9 percent and 1.4 percent, respectively.

FIGURE 17: SHARE OF RENTER INCOME GROUPS LIVING IN SEVERELY OVERCROWDED* CONDITIONS (2014-2019)



Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**Households that have more than one adult (or two children) per room and more than two adults (or four children) per room are considered overcrowded and severely overcrowded, respectively.*

As the share of DLI, ELI, and VLI households living in severely overcrowded conditions has declined, so too has the number of severely overcrowded households overall. As shown in Table 11 below, the number of renter households in Los Angeles County living in severely overcrowded conditions has decreased by 11,254 (15 percent) households between 2014 and 2019. This decline was driven primarily by fewer DLI, ELI, and VLI households living in severely overcrowded conditions—315 (6 percent) fewer DLI households, 9,372 (48 percent) fewer ELI households, and 6,026 (31 percent) fewer VLI households. This decrease in the number and share of severely overcrowded households from the lowest income groups is likely indicative of a combination of factors already explored in Section 1: fewer ELI and VLI renter households, smaller household sizes, and an increase in the number of rental homes affordable and available to the county's lowest income households.[22]

[22] Though the decrease in severe overcrowding among Los Angeles County's lowest income households could be explained in part by smaller household sizes, this explanation is not fully sufficient because all incomes groups have become smaller on average since 2014. DLI households decreased in size from 2.30 to 1.93 persons on average, ELI households decreased from 2.59 to 2.52 persons, VLI households decreased from 2.87 to 2.83 persons, LI households decreased from 2.97 to 2.92 persons, moderate-income households decreased from 2.93 to 2.74 persons, and above moderate-income households decreased from 2.76 to 2.40 persons.

During this same time period, the number of LI, moderate-income, and above moderate-income households living in severely overcrowded conditions increased—by 3,749 households (24 percent), 509 households (6 percent), and 201 households (4 percent), respectively. These trends loosely mirror the shifting composition of renter households in Los Angeles County since 2014.

TABLE 11: NUMBER OF RENTER HOUSEHOLDS IN EACH INCOME GROUP LIVING IN SEVERELY OVERCROWDED CONDITIONS (2014-2019)

Year	DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
2014	5,146	19,647	19,697	15,830	8,041	4,857	**73,218**
2015	4,839	14,947	20,357	17,205	9,842	5,886	**73,076**
2016	6,120	18,814	19,792	17,201	7,265	5,831	**75,023**
2017	4,648	13,571	15,577	15,446	11,070	4,780	**65,092**
2018	4,975	13,398	18,357	15,509	11,710	5,307	**69,256**
2019	4,831	10,275	13,671	19,579	8,550	5,058	**61,964**
% Change (2014-2019)	**-6%**	**-48%**	**-31%**	**+24%**	**+6%**	**+4%**	**-15%**

Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

Overcrowding Analysis by Supervisorial District

A summary of the Overcrowding Analysis—which shows the distribution of severely overcrowded households by SD—is shown in Table 12 below. Severe overcrowding is concentrated in SDs 1 and 2, even when accounting for their relative shares of the county's overall population.

While the number households living in severely overcrowded households across all of Los Angeles County has declined by 15 percent since 2014 (see Table 11 above), this trend is not consistent across SDs. Since 2014-2015, the number of renter households experiencing severe overcrowding has declined in SDs 2, 4, and 5—by 29 percent, 23 percent, and 13 percent, respectively—but increased by 13 percent and three (3) percent in SDs 1 and 3, respectively.[23]

[23] SD-specific analysis draws from two years of Census data to generate reliable results due to small population sizes in some SDs. Thus, all SD data points are two-year averages.

TABLE 12: PERCENTAGE OF SEVERELY OVERCROWDED RENTER HOUSEHOLDS BY SD (2018-2019)

Percentage of Households in SD		# of Severely Overcrowded Households	% of Total Severely Overcrowded Households in LA County	% Change in Severely Overcrowded Households*
SD 1	18%	20,511	31%	+13%
SD 2	24%	18,382	28%	-29%
SD 3	25%	13,945	21%	+3%
SD 4	17%	8,136	13%	-23%
SD 5	16%	4,532	7%	-13%

Source: California Housing Partnership analysis of 2014-2015 and 2018-2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

**Percent change is the number of severely cost burdened households in each SD in 2018-2019 relative to the number of severely cost burdened households in 2014-2015.*

For more data on the overcrowding analysis, see Appendix B: Full Data Findings, Section 1.

Homelessness in Los Angeles County

This section describes key indicators of homelessness in Los Angeles County using data from the Point-in-Time (PIT) Count, which is the primary data source for estimating the number of individuals and families experiencing homelessness in the United States. HUD requires that each Continuum of Care (CoC) conduct a count of homeless persons who are sheltered in emergency shelters, transitional housing, and Safe Havens on a single night in January each year. CoCs also must conduct a count of unsheltered homeless persons every other year (odd numbered years). The Los Angeles Homeless Services Authority (LAHSA) conducts the Greater Los Angeles Homeless Count to obtain the Los Angeles County PIT count.

Los Angeles County experienced a 13 percent increase in the number of individuals experiencing homelessness between 2019 and 2020 (see Table 13 below). This increase was split between the Los Angeles and Long Beach CoCs, which saw a combined increase of 7,589 individuals experiencing homelessness. Pasadena and Glendale CoCs both experienced decreases in the number of individuals experiencing homelessness, continuing a trend from the previous year.

TABLE 13: GREATER LOS ANGELES HOMELESS COUNT BY CoC (2020)

Continuum of Care	Number of Individuals Experiencing Homelessness	% Change in Number of Individuals Experiencing Homelessness*
Los Angeles CoC	63,706	+13%
Long Beach CoC	2,034	+7%
Pasadena CoC	527	-3%
Glendale CoC	169	-30%
Los Angeles County Total	**66,436**	**+13%**

Source: HUD. 2020 AHAR PIT Estimates of Homelessness in the U.S.
**Percent change is the number of individuals experiencing homelessness in 2020 relative to the number of individuals experiencing homelessness in 2019.*

According to LAHSA's presentation on the 2020 Great Los Angeles Homeless Count, the county's increase in homelessness can be attributed in part to the severe housing affordability crisis, even as County programming is reaching its highest levels. In 2019, Los Angeles County placed 22,769 people in housing through a combination of programs including rapid re-housing, supportive housing, and other permanent housing programming, up from 21,631 in 2018, which itself was a record.[24]

In addition to the housing affordability crisis facing residents of Los Angeles County and the state at large, the COVID-19 pandemic has elevated the importance of affordable housing in maintaining public health. Between March and May 2020, Los Angeles County COVID-19 response programs were able to find shelter for more than 6,000 people as part of the County's effort to find long-term housing for individuals experiencing homelessness, including all Project Roomkey residents.[25]

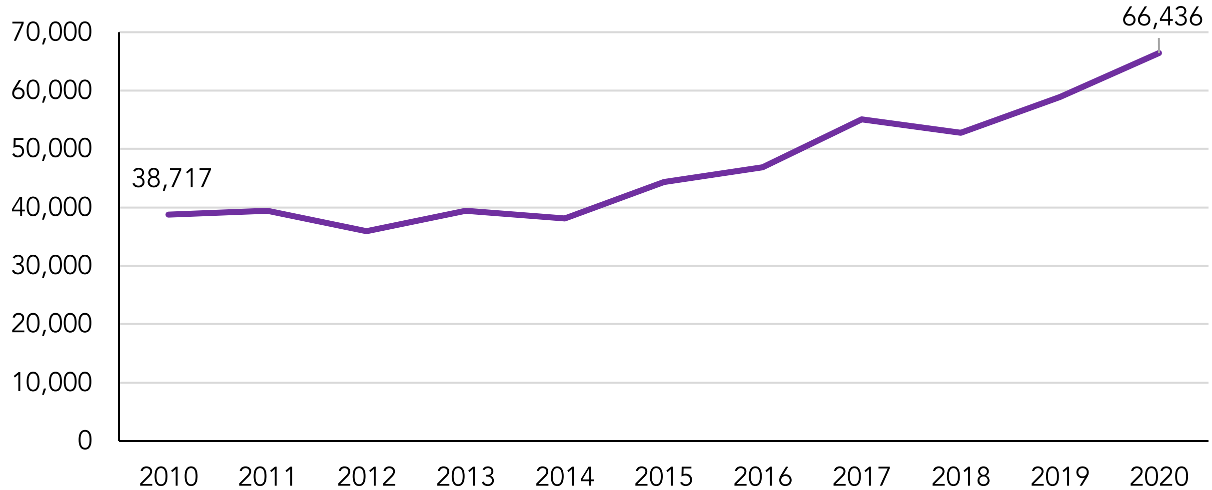
In spite of the increase in services for households experiencing housing instability, cost burden, and homelessness, even higher demand for these services during 2019 drove a net increase in homelessness. An estimated 82,955 people became or re-entered homelessness in 2019. This spike in demand represents a 51 percent increase from 2018, when an estimated 54,882 people entered homelessness.[26] This data indicates that while progress is certainly being made in providing increased services, the ongoing affordability crisis and the current economic impacts of COVID-19 have increased demand faster than the County has been able to increase the supply of these services.

[24] LAHSA, 2020. "Greater Los Angeles Homeless Count: 2020 Results." Presentation, 12 June 2020. Website: https://www.lahsa.org/documents?id=4558-2020-greater-los-angeles-homeless-count-presentation.
[25] Ibid.
[26] LAHSA, 2019. "Greater Los Angeles Homeless Count: 2019 Results." Presentation, 5 August 2019. Website: https://www.lahsa.org/documents?id=3437-2019-greater-los-angeles-homeless-count-presentation.pdf.

Homelessness Historical Trends

As shown in Figure 18 below, the number of individuals experiencing homelessness has increased from approximately 38,717 to 66,436 since 2010.[27] This increase can be explained, in part, by improvements to the Greater Los Angeles Homeless Count over the years, including additional funding and methodology improvements to more accurately count individuals experiencing homelessness.

FIGURE 18: NUMBER OF INDIVIDUALS EXPERIENCING HOMELESSNESS IN LOS ANGELES COUNTY (2010-2020)



Source: LAHSA, 2020. "Greater Los Angeles Homeless Count: 2020 Results." LAHSA, 2019. "Greater Los Angeles Homeless Count: 2019 Results."

Homelessness by Supervisorial District

The population experiencing homelessness is not proportionally distributed across SDs. More than a third of the homeless population resides in SD 2, which contains only 24 percent of the county's total population. Similarly, SD 1 has nearly one-quarter of the county's homeless population despite only having 18 percent of county's residents.

Between 2019 and 2020, an additional 7,500 individuals were experiencing homelessness (a 13 percent increase) in Los Angeles County. While four of the five SDs saw increases in the number of individuals experiencing homelessness, 48 percent (3,631 individuals) of the county's growth was seen in SD 2 alone (see Table 14 below). The exception this year was SD 4, which saw a three (3) percent decrease in the number of individuals experiencing homelessness.

[27] While the Great Los Angeles Homeless Count has improved its data collection processes each year and become increasingly comprehensive in its approach, researchers caution that the Count is not reliable enough to be used for precise historical comparisons. Sources of inconsistency include inaccurate counting measures, unrepresentative sampling, and lack of statistical tools for identifying and correcting measurement error, or the difference between the Count and the actual number of individuals experiencing homelessness. See, for example: Economic Roundtable, 2017. "Who Counts? Assessing Accuracy of the Homeless Count." Website: https://economicrt.org/wp-content/uploads/2017/11/Who-Counts-11-21-2017.pdf.

TABLE 14: GREATER LOS ANGELES HOMELESS COUNT* BY SD (2020)

Percentage of Households in SD		Individuals Experiencing Homelessness #	%	% Change (2019-2020)
SD 1	18%	14,527	22%	+0.6%
SD 2	24%	22,754	34%	+23%
SD 3	25%	14,503	22%	+17%
SD 4	17%	6,745	10%	-2%
SD 5	16%	7,907	12%	+19%
Total	**100%**	**66,436**	**100%**	**+13%**

Source: LAHSA. 2020 Greater Los Angeles Homeless Count.
**Data includes all Continuums of Care in Los Angeles County.*

Table 15 below contains additional demographic information gathered by LAHSA during the Greater Los Angeles Homeless Count for the Los Angeles CoC. According to this data:

- Thirty-eight (38) percent of Los Angeles County's homeless population (24,478 individuals) experiences chronic homelessness;
- A majority of individuals experiencing homelessness are Latinx or Black—36 percent and 34 percent, respectively. Twenty-five (25) percent are white, two (2) percent are Asian or Native Hawaiian/Other Pacific Islander, two (2) percent are multiracial or identified with another racial category, and one (1) percent are Native American;
- Twenty-nine (29) percent report that they have endured domestic or intimate partner violence—within that group, approximately one fifth report that they are homeless due to domestic or intimate partner violence;
- Sixty-seven (67) percent individuals experiencing homelessness are male (including transgender), 32 percent are female (including transgender), and 0.4 percent are gender non-binary;
- More than one percent (1.3 percent) of individuals experiencing homelessness are transgender (of any gender identity), overrepresented at a rate of nearly 4x their share of the general population in California;[28]
- Twelve (12) percent are under the age of 18, an increase from nine percent in 2019—this increase is driven by more than 1,700 additional children experiencing homelessness in SDs 1 and 2;
- Twenty-four (24) percent reported having a substance use disorder, up from 13 percent in 2019; and
- Veterans make up six percent of individuals experiencing homelessness.

[28] Herman, J., Wilson, B., & Becker, T. "Demographic and Health Characteristics of Transgender Adults in California: Findings from the 2015-2016 California Health Interview Survey." UCLA, 2019.

TABLE 15: SELECT DEMOGRAPHICS BY SHARE OF INDIVIDUALS EXPERIENCING HOMELESSNESS IN LOS ANGELES CoC* BY SUPERVISORIAL DISTRICT (2020)

Sub-population	SD 1		SD 2		SD 3		SD 4		SD 5	
	#	%	#	%	#	%	#	%	#	%
Veterans	931	6%	1,036	5%	1,164	8%	191	4%	359	5%
Chronically Homeless	6,597	45%	8,132	36%	5,287	36%	1,848	39%	2,614	36%
Gender										
Male (includes transgender)	10,251	71%	14,618	64%	9,950	69%	3,113	66%	4,867	68%
Female (includes transgender)	4,242	29%	8,107	36%	4,425	31%	1,581	34%	2,314	32%
Gender Non-Binary (includes transgender)	34	0.2%	29	0.1%	128	0.8%	17	0.4%	30	0.4%
Transgender**	172	1%	263	1%	341	2%	31	1%	34	0.5%
Race and Ethnicity***										
American Indian/Alaska Native	178	1%	128	1%	167	1%	50	1%	161	2%
Asian	147	1%	227	1%	225	2%	72	2%	103	1%
Black/African American	4,183	29%	11,353	50%	3,521	24%	617	13%	1,845	26%
Hispanic/Latino	6,411	44%	7,326	32%	4,945	34%	2,195	47%	2,131	30%
Native Hawaiian/Other Pacific Islander	10	0.07%	65	0.3%	55	0.4%	67	1%	7	0.1%
White	3,386	23%	3,099	14%	5,224	36%	1,640	35%	2,858	40%
Multiracial/Other	212	1%	556	2%	366	3%	70	1%	106	1%
Age										
Under 18 years old	1,356	9%	3,387	15%	1,513	10%	354	8%	882	12%
62+ years old	1,481	10%	2,692	12%	1,171	8%	576	12%	372	5%
Health/Disability****										
Substance Use Disorder	4,875	N/A	5,108	N/A	3,173	N/A	1,097	N/A	950	N/A
HIV/AIDS	208	N/A	554	N/A	302	N/A	26	N/A	75	N/A
Serious Mental Illness	3,476	N/A	5,069	N/A	2,925	N/A	776	N/A	1,762	N/A
Developmental Disability	1,295	N/A	2,160	N/A	1,269	N/A	301	N/A	163	N/A
Physical Disability	2,896	N/A	3,930	N/A	2,140	N/A	875	N/A	930	N/A
Domestic/Intimate Partner Violence										
Domestic/Intimate Partner Violence*****	4,242	32%	5,752	25%	4,756	33%	1,434	30%	2,161	30%

Homeless Due to Fleeing DV/IPV	859	N/A	1,405	N/A	929	N/A	312	N/A	380	N/A
Los Angeles CoC Total	**14,527**		**22,754**		**14,503**		**4,711**		**7,211**	

Source: LAHSA. 2020 Greater Los Angeles Homeless Count.
**These statistics are only representative of data collected by the Los Angeles CoC and do not include numbers from the Long Beach, Glendale or Pasadena CoCs.*
***Transgender population totals are inclusive of individuals from all gender identities; transgender share of homeless population is a separate measurement from the male, female, and non-binary totals, highlighting the share of the total homeless population that is transgender, of any gender identity or expression.*
****All race and ethnic categories are non-overlapping. In other words, each individual identifies with one race or ethnicity (Black alone, white alone, Asian alone, etc.). Individuals who identify as Hispanic/Latino can be of any race.*
*****Health/Disability indicators are not mutually exclusive (a person may report more than one). Numbers will not add up to 100%. Please note that data on substance abuse disorders and serious mental illness are self-reported.*
******'Domestic/Intimate Partner Violence' and 'Homelessness due to DV/IPV' are not mutually exclusive. The overlap here would be even greater than health conditions—nearly 100%—because those fleeing must necessarily have experienced DV/IPV. Please note that data on domestic/intimate partner violent are self-reported.*

Housing Fragility during COVID-19

While there are several positive trends amidst the county's overwhelming housing affordability crisis highlighted throughout this section—a declining shortfall in affordable and available homes for the lowest income households, fewer low-income households experiencing severe cost burden and overcrowding, increased housing stability and homeless services—the economic landscape in Los Angeles County has shifted drastically in 2020 due to the COVID-19 pandemic.[29]

In May 2020, the U.S. Census Bureau began releasing results from the Household Pulse Survey, an experimental survey to measure the social and economic impacts of the COVID-19 pandemic over time. The survey assesses housing security among several other economic, educational, and health indicators by asking about loss of income, whether respondents paid last month's rent or mortgage and how confident they are that they will be able to pay next month's rent or mortgage on time. Beginning in August, respondents were also asked how likely it was that they would have to leave their home within the next two months because of eviction or foreclosure. The data is available at a state level and for the 15 largest Metropolitan Statistical Areas (MSAs) in the United States, which includes the Los Angeles-Long Beach-Anaheim MSA.[30]

According to survey results for December 2020, households in the Los Angeles MSA across all demographics reported lost employment income since the March shutdown—though households with low incomes and Black and Latinx households have suffered disproportionately (see Figure 19 below). While 59 percent of all adults reported lost employment income, 70 percent of adults in households

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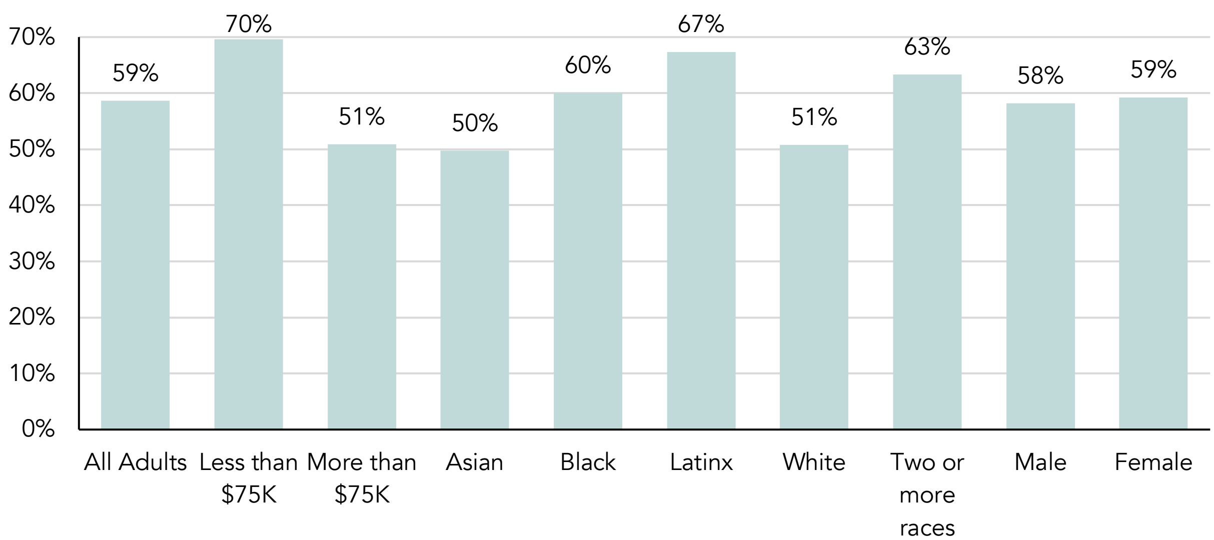
[29] Because ACS data is released annually—usually in October or November—for the previous year and the 2020 PIT count was conducted in January 2020, the gap, cost burden, overcrowding, and homelessness analyses do not capture the economic and social reality of the COVID-19 pandemic.
[30] The Household Pulse Survey is a new, experimental survey to measure the social and economic impacts of the COVID-19 pandemic over time, as well as inform federal and state response and recovery planning. Because data is updated on a bi-weekly basis, the survey is meant to provide insights into how household experiences have changed during the pandemic. The survey asks individuals about their housing, employment status, spending patterns, food security, physical and mental health, access to health care, and educational disruption.

earning less than $75,000 per year lost wages during this period, compared with 51 percent of adults in households earning above $75,000 per year. In December 2020, female respondents reported slightly higher rates of income loss than their male counterparts—59 percent and 58 percent, respectively. In addition, Black and Latinx households lost income at higher rates than white and Asian households since March 2020—60 percent of Black and 67 percent of Latinx households respectively, compared to 51 percent of white and 50 percent of Asian households.

FIGURE 19: SHARE OF ADULTS* WHO EXPERIENCED LOSS OF EMPLOYMENT INCOME SINCE MARCH 13, 2020**

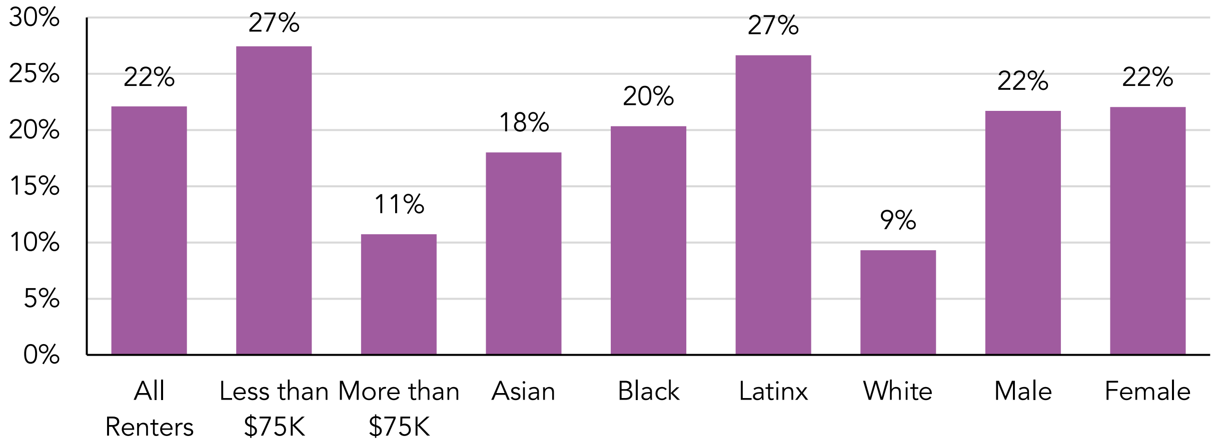


Source: California Housing Partnership analysis of Household Pulse Survey data, U.S. Census Bureau, Nov 25-Dec 7, Dec 9-21.
**The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the share of adults in households who experienced loss of income.* Note: Figures are averages of data collected in the two surveys in December.
*** This data represents the race/ethnicity and gender identity of the person filling out the survey. Asian, Black, two or more races, and white include adults reporting only one racial category and do not identify their ethnic origin as Hispanic or Latino. Adults who identify their ethnic origin as Hispanic or Latino may be of any race. Because respondents are only given the option of "male" or "female" in the survey, there is no data currently available on gender non-binary respondents.*

Not surprisingly, renters with low incomes also reported more housing insecurity than their higher-income counterparts. Twenty-seven (27) percent of renters earning less than $75,000 per year said they were behind on rent in December 2020, compared with eleven (11) percent of renters earning more than $75,000 per year.

Renter households of color appear to be suffering disproportionately from the pandemic's economic impacts (see Figure 20 below). Even before the COVID-19 outbreak, the shares of Black and Latinx renters experiencing cost burden—62 percent and 56 percent, respectively—were already higher than that of white renters (51 percent). These disparities have continued during the pandemic as many renter households have experienced income losses due to shelter-in-place orders. As a result, 27 percent of Latinx renters, 20 percent of Black renters, and 18 percent of Asian renters were behind on rent in December compared to just nine (9) percent of white renters.

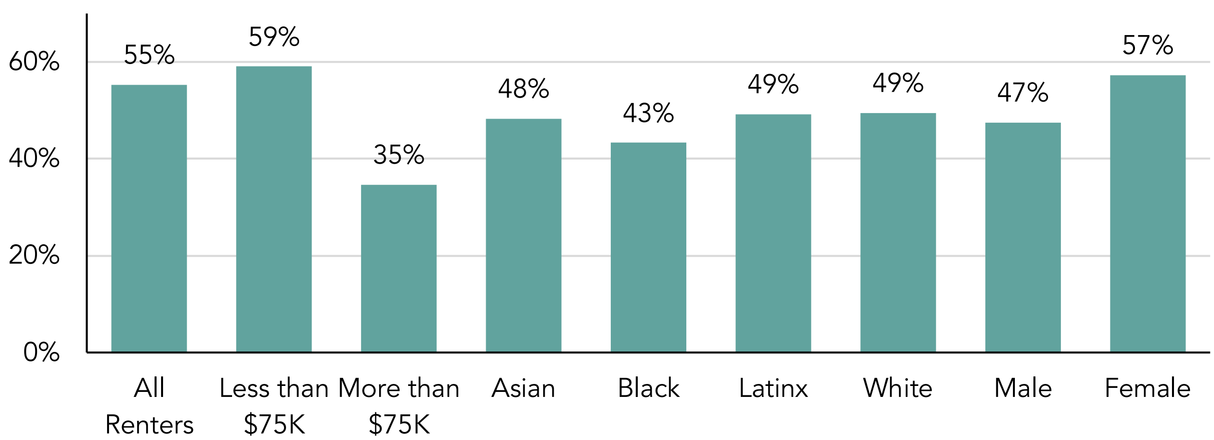
FIGURE 20: SHARE OF RENTERS* WHO ARE NOT CAUGHT UP ON RENT PAYMENTS (DECEMBER 2020)**



Source: California Housing Partnership analysis of Household Pulse Survey, U.S. Census Bureau, Nov 25-Dec 7, Dec 9-21.
**The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the share of renting adults in households who are not caught up on rent. Figures are averages of data collected in the two surveys in Dec.*
***This data represents the race/ethnicity and gender identity of the person filling out the survey. Asian, Black, and white include adults reporting only one racial category and do not identify their ethnic origin as Hispanic or Latino. Adults who identify their ethnic origin as Hispanic or Latino may be of any race. Because respondents are only given the option of "male" or "female" in the survey, there is no data currently available on gender non-binary respondents.*

For renters behind on rent in December, 55 percent said it was very likely or somewhat likely they would be forced to leave their home due to eviction in the next two months (see Figure 21 below). This figure was especially high for renters earning less than $75,000 per year and female renters—59 percent and 57 percent feared eviction in the next two months, respectively.

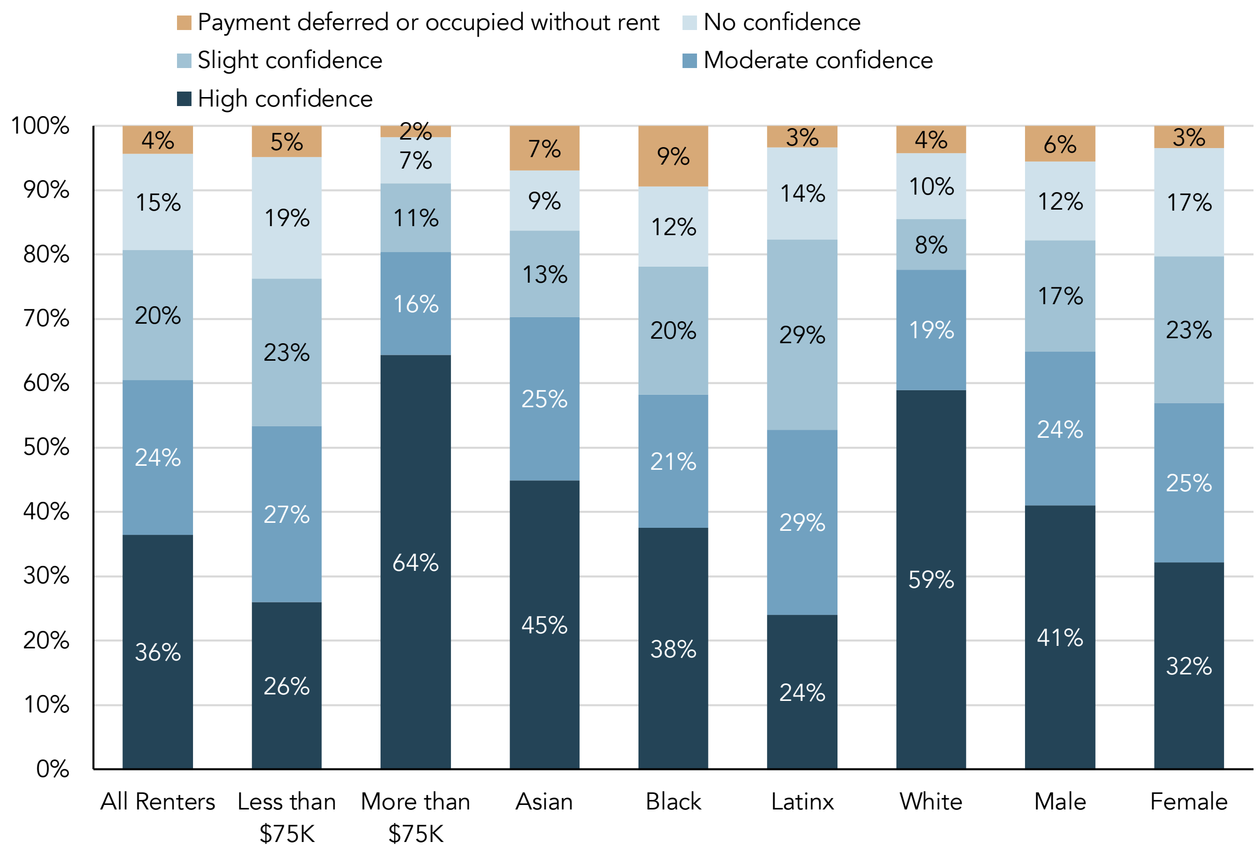
FIGURE 21: SHARE OF RENTERS* WHO ARE BEHIND ON RENT AND FEAR EVICTION IN THE NEXT TWO MONTHS (DECEMBER 2020)**



Source: California Housing Partnership analysis of Household Pulse Survey, U.S. Census Bureau, Nov 25-Dec 7, Dec 9-21.
**The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the share of renting adults in households who are not caught up on rent and say it is very or somewhat like they will face eviction in the next two months. Note: Figures are averages of data collected in the two surveys in December.*
***This data represents the race/ethnicity and gender identity of the person filling out the survey. Asian, Black, and white include adults reporting only one racial category and do not identify their ethnic origin as Hispanic or Latino. Adults who identify their ethnic origin as Hispanic or Latino may be of any race. Because respondents are only given the option of "male" or "female" in the survey, there is no data currently available on gender non-binary respondents.*

Respondents' confidence in their ability to pay rent on time offers additional insight into how renters view their current housing stability in the Los Angeles MSA. Only 36 percent of renters in December had high confidence that they could pay January 2021 rent on time and renters with low incomes and people of color were less confident than their higher-income and white counterparts. Just 26 percent of renters earning below $75,000 per year, 24 percent of Latinx renters, 38 percent of Black renters, and 45 percent of Asian renters were highly confident in their ability to pay January rent, compared to 64 percent of renters earning above $75,000 and 59 percent of white renters (see Figure 22 below).

FIGURE 22: RENTER CONFIDENCE IN ABILITY TO PAY JANUARY 2021 RENT*



Source: California Housing Partnership analysis of Household Pulse Survey, U.S. Census Bureau, Nov 25-Dec 7, Dec 9-21.
**The Pulse Survey provides estimates for all adults in households. Note: Figures are averages of data collected in the two surveys in December.*
*** This data represents the race/ethnicity and gender identity of the person filling out the survey. Asian, Black, and white include adults reporting only one racial category and do not identify their ethnic origin as Hispanic or Latino. Adults who identify their ethnic origin as Hispanic or Latino may be of any race. Because respondents are only given the option of "male" or "female" in the survey, there is no data currently available on gender non-binary respondents.*
****Payment deferred means that the tenant's rent payment has been deferred or postponed to a later date. Occupied without rent includes units provided free by friends or relatives or in exchange for services (such as resident manager).*

The very high share of renters in the Los Angeles MSA currently experiencing loss of income and deep housing insecurity—especially low-income renter households and households of color—is a measure of how prevalent housing instability has become in Los Angeles County.

For more data from the Household Pulse Survey, see Appendix B: Full Data Findings, Section 1.

SECTION 2. AFFORDABLE RENTAL HOUSING INVENTORY AND RISK ASSESSMENT

OVERVIEW

Section 2 of the Affordable Housing Outcomes Report examines the total inventory of rent-restricted housing in Los Angeles County financed by federal and state programs, as well as Los Angeles County policies, funding, and operating subsidy programs. In addition to documenting the total inventory of affordable housing, this section identifies developments at risk of losing affordability, as well as affordable developments that were previously affordable but have converted to market rate. Together, this analysis is meant to inform local decision-making, resource allocation, and programming.

Data Sources and Methodology

The assessment of Los Angeles County's affordable rental housing inventory relies on data provided by County departments and property-level data collected and analyzed in the California Housing Partnership's Preservation Database.[31]

In total, this section considers affordable housing developments with:

- Federal and state Low-Income Housing Tax Credits (LIHTC/"tax credits");[32,33]
- Project-based rental assistance contracts, grants, and subsidized loans issued directly by the U.S. Department of Housing and Urban Development (HUD);
- Subsidized loans and Section 8 contracts issued and managed by the California Housing Finance Agency (CalHFA);
- Subsidized loans, grants, and rental assistance administered and managed by the California Department of Housing and Community Development (HCD);
- Public housing and affordable developments owned by the Los Angeles County Development Authority (LACDA) and other public housing authorities, as well as project-based and tenant-based vouchers contracted by LACDA;

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[31] This assessment includes developments financed or assisted by HUD, HCD, USDA, CalHFA, and LIHTC programs. The California Housing Partnership is in the process of incorporating data on additional state programs–including affordable housing financed by the California Department of Housing and Community Development (HCD)–and local programs into its loss and risk analysis, but this data was not fully available at the time of this report's preparation.
[32] This includes awarded developments, some of which are not yet placed in service.
[33] The state Low-Income Housing Tax Credit was authorized in 1987 to complement the federal tax credit program.

- LACDA capital resources awarded through the Notices of Funding Availability (NOFA), developments created through land use policies, public housing, Housing Successor Agency developments, tax-exempt bond financing, and project- and tenant-based subsidies; and
- Department of Mental Health (DMH) resources such as Mental Health Service Act (MHSA), the Mental Health Housing Program (MHHP), Special Needs Housing Program (SNHP), No Place Like Home (NPLH) and Federal Housing Subsidy Unit (FHSU) Program.

Identification of At-Risk and Lost Developments

The California Housing Partnership assesses the historical loss and conversion risk of affordable rental developments in Los Angeles County by categorizing each subsidized affordable development financed or assisted by HUD, HCD, CalHFA, or LIHTC programs into the following groupings:[34]

- **Lost:** The development has converted to market rate prices, affordability restrictions have ended, and no known overlapping financing has extended affordability.
- **Very High Risk of Conversion:** Affordability restrictions end in less than one year, there are no known overlapping subsidies that extend affordability, and the development is not owned by a stable mission-driven nonprofit developer.
- **High Risk of Conversion:** Affordability restrictions end in one to five years, there are no known overlapping subsidies that extend affordability, and the development is not owned by a stable mission-driven nonprofit developer.
- **Moderate Risk of Conversion:** Affordability restrictions end in five to ten years, there are no known overlapping subsidies that extend affordability, and the development is not owned by a stable mission-driven nonprofit developer.
- **Low Risk of Conversion:** Affordability restrictions extend beyond ten years, or the development is owned by a stable mission-driven nonprofit developer.

For more information on the California Housing Partnership's risk assessment methodology, see Appendix A: Methodology.

[34] The Preservation Database is updated quarterly with the most complete and available data provided by each agency. The data is then cleaned and duplicate information is removed using both automated processes and manual confirmation. Every effort is made to ensure the information presented is as precise as possible; however, there may be unintentional inaccuracies in the analysis or in the data processed from federal and state agencies.

Inventory of Federal, State, and County-Administered Affordable Rental Housing

There are currently 120,690 affordable homes in Los Angeles County administered and subsidized by federal, state, and county programs and financing mechanisms. Table 16 shows the distribution of this inventory by Supervisorial District (SD). Figure 23 shows a map of the federal, state and county-administered affordable housing across Los Angeles County. SD-level maps of the inventory are available in Appendix C: Full Data Findings, Section 2.

TABLE 16: SUMMARY OF FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN LOS ANGELES COUNTY

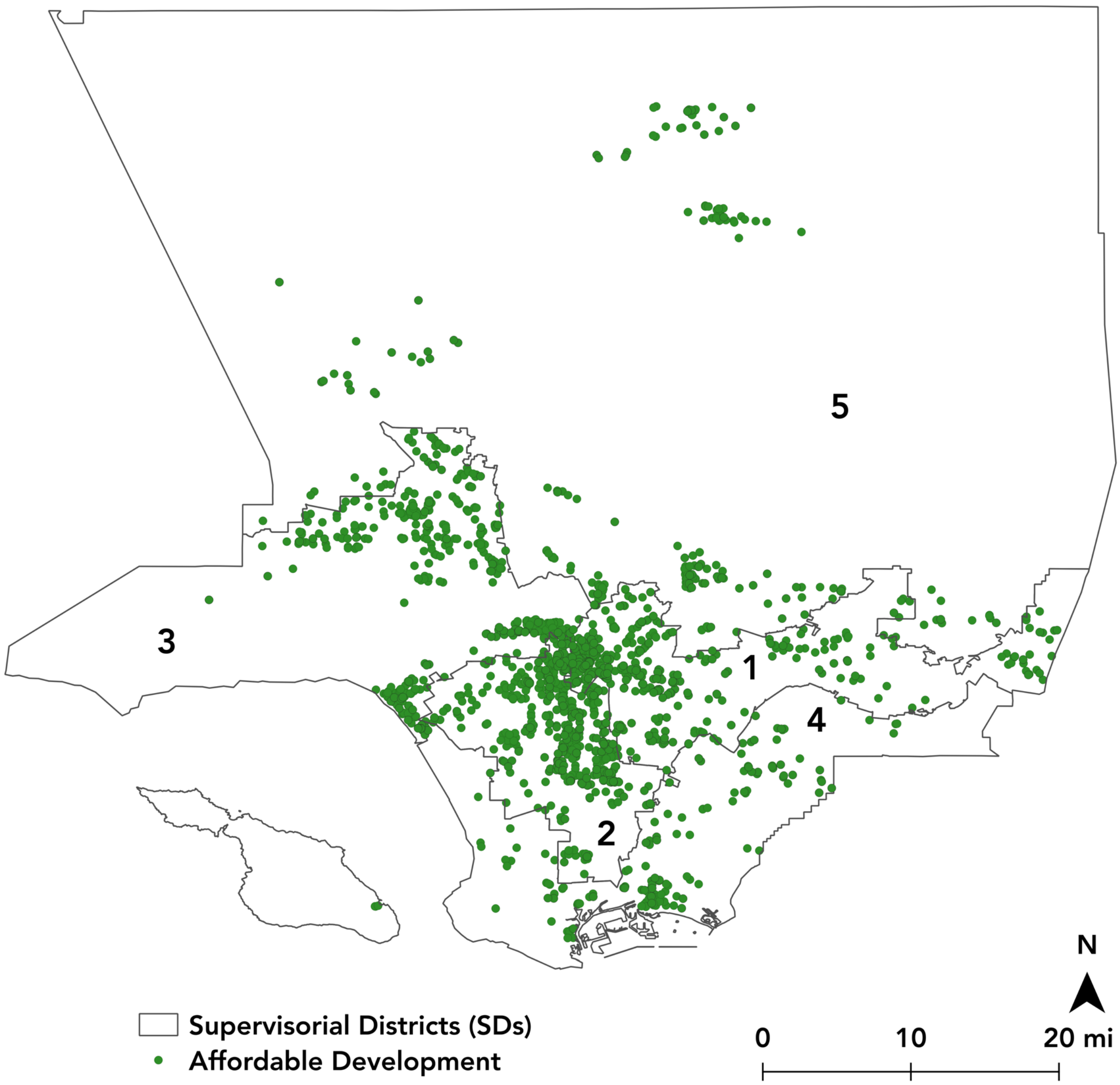
SD	Developments	Affordable Homes	% of Total County Inventory	% Change*
SD 1	474	34,241	28%	+4%
SD 2	549	33,687	28%	+3%
SD 3	415	23,602	20%	+6%
SD 4	165	15,086	12%	+2%
SD 5	204	14,074	12%	+5%
Unincorporated Los Angeles	*170*	*7,240*	*6%*	*N/A*
County Total	**1,807**	**120,690**	**100%**	**+4%**

Source: California Housing Partnership Preservation Database, January 2021, HUD, HCD, LIHTC, CalHFA, LACDA, HACLA, DRP and DMH.

**Percent change is the number of affordable homes in each Supervisorial District in 2020 relative to the number of affordable homes available in 2019, including those not yet placed in service.*

Between 2019 and 2020 there was a four percent increase in the affordable housing inventory in Los Angeles County. This increase is attributed to successful investments by the Los Angeles County Development Authority (LACDA), tax credit awards obtained by developers through the LIHTC program, as well as entitlements and land use mechanisms monitored by the Los Angeles County Department of Regional Planning (DRP). The largest increases in affordable homes between 2019 and 2020 were in SDs 3 and 5.

FIGURE 23: FEDERAL, STATE AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN LOS ANGELES COUNTY



Affordable Homes with Low-Income Housing Tax Credits

The Low-Income Housing Tax Credit program—created in 1986 and made permanent in 1993—is the largest source of federal funding for the construction and rehabilitation of low-income affordable rental housing. Since its creation as part of the Tax Reform Act of 1986, the program has helped create and rehabilitate over three million affordable rental homes across the country.[35] There are two types of federal tax credits: competitive 9% credits—which are allocated annually by the IRS on a per capita basis to each

[35] Office of Policy Development and Research at U.S. Department of Housing and Urban Development, 2018. "Low-Income Housing Tax Credits." Website: https://www.huduser.gov/portal/datasets/lihtc.html.

state—and non-competitive 4% credits. While the 4% credit offers a subsidy of less than half the value of the 9% credits, it has been a virtually uncapped and non-competitive resource because developers obtain it through an allocation of tax-exempt private activity mortgage revenue bonds, which have historically not been competitive, at least until the end of 2019.[36] In addition to federal tax credits, California also has state tax credits, which were authorized in 1987 to complement the federal tax credit program. Unlike the federal tax credits, which are taken over ten years, the state tax credits are taken over four years. Because state credits are also in limited supply, TCAC awards them competitively—85 percent help support 9% LIHTC developments and 15 percent are reserved for 4% LIHTC developments.[37]

Since 1987, Los Angeles County developers have won nearly $10 billion dollars in federal LIHTC awards and $366 million in state LIHTC awards, which have financed the production and preservation of more than 93,000 affordable homes in more than 1,200 developments.[38] In 2020 5,611 affordable homes were awarded through the LIHTC program, an eight percent increase to the total LIHTC affordable housing stock in Los Angeles County.

Thanks to new strategies to increase the use of 4% tax credits, the number of affordable homes financed by tax credits and the amount of credits awarded increased between 2015 and 2016 by 30 percent and 37 percent, respectively (see Figure 24).[39] This steady increase was shortlived, however. In anticipation of federal tax reform, LIHTC activity in Los Angeles County declined by 52 percent between 2016 and 2017.[40] In 2020, the amount of LIHTC awards and the number of affordable homes funded exceeded the previous peak of 2016. See Figure 24 for LIHTC trends in Los Angeles County between 2007-2020 and Appendix C: Full Data Findings, Section 2 for annual data since 1987.

Special Note: As mentioned above, a dramatic increase in the demand for tax exempt bonds occurred at the end of 2019. This increase has meant a fundamental change in the ability of Los Angeles County developers to access 4% tax credits and a consequent shift in financing availability and strategy that is likely to limit the County's ability to expand LIHTC-financed production until Congress eases the supply of bonds. The best way for Congress to do this is by lowering the requirement that developers pay for at least 50 percent of project costs with bonds to 25 percent. Given that California is one of fewer than a dozen states that have a serious shortage of bonds, this change will take a concerted effort and could take several years to enact.

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[36] California Housing Partnership. "The Tax Credit Turns 30." December 2017. Website: https://chpc.net/resources/tax-credit-turns-30/.

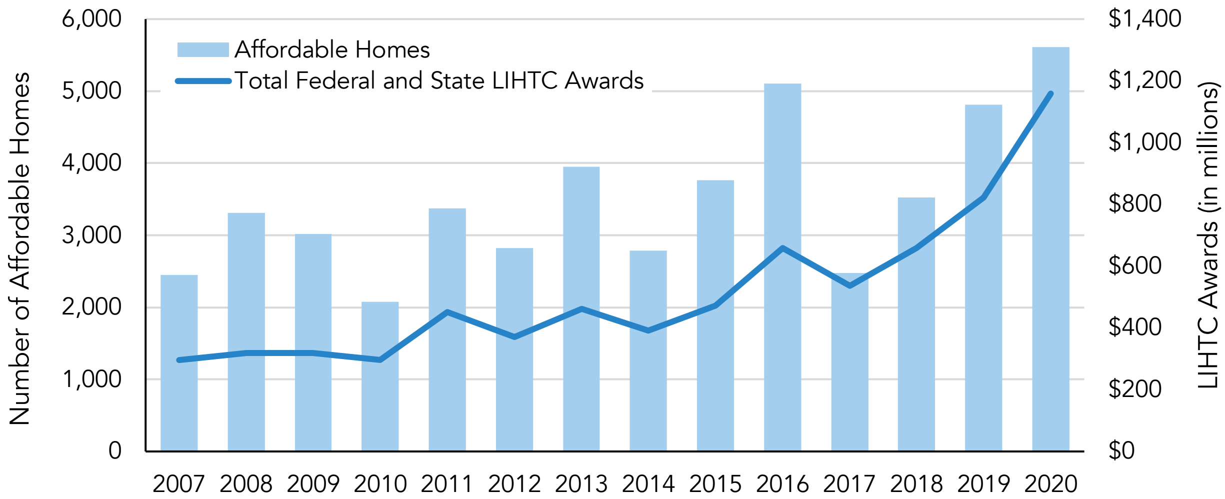
[37] To learn more about California's Low-Income Housing Tax Credit program, see the California Tax Credit Allocation Committee's Program Overview, available online at https://www.treasurer.ca.gov/ctcac/program.pdf.

[38] These totals include all developments that have been awarded LIHTCs, even those that have not yet been placed in service or have since converted to market rate.

[39] California Housing Partnership. "The Tax Credit Turns 30." December 2017. Website: https://chpc.net/resources/tax-credit-turns-30/.

[40] California Housing Partnership. "Los Angeles County's Housing Emergency and Proposed Solutions." May 2018. Website: https://chpc.net/resources/los-angeles-county-housing-need-report-2018/.

FIGURE 24: LIHTC DEVELOPMENTS* IN LOS ANGELES COUNTY**(2007-2020)



Source: California Housing Partnership Preservation Database, January 2021.
**Includes awarded developments not yet placed in service.*
***All dollar figures are nominal. Year in this analysis corresponds with the development's LIHTC award year.*

The geographic distribution of all LIHTC-awarded developments across Los Angeles County's five Supervisorial Districts (SDs) is shown below in Table 17. Highlights include:

- SDs 1 and 2 have the largest share of LIHTC affordable homes—31 percent and 27 percent, respectively, consistent with the 2019 and 2018 distribution of LIHTC affordable homes; and
- The number of LIHTC affordable homes increased countywide by 21 percent between 2017 and 2020 and eight (8) percent between 2019 and 2020.

TABLE 17: LIHTC DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2020)

SD	Developments	Affordable Homes	% of Total County LIHTC Inventory**
SD 1	329	24,902	31%
SD 2	337	21,900	27%
SD 3	244	14,296	18%
SD 4	97	10,838	13%
SD 5	105	8,921	11%
Total	**1,112**	**80,857**	**100%**

Source: California Housing Partnership Preservation Database, January 2021.
**Includes awarded developments not yet placed in service and developments that are also subsidized by HUD, HCD, and CalHFA. Data presented here is a subset of data in Table 16.*
***Percent of total County LIHTC inventory represents the share of LIHTC affordable homes in each SD.*

U.S. Department of Housing and Urban Development (HUD) Affordable Homes

From the 1960s to the 1980s, the U.S. Department of Housing and Urban Development (HUD) provided multifamily developers with subsidized mortgages, Section 8 project-based rental assistance (PBRA) contracts, and other financing programs to help finance the construction, rehabilitation or acquisition of affordable housing developments throughout the United States. There are 619 developments containing more than 40,000 affordable homes with HUD-subsidized mortgages and Section 8 contracts in Los Angeles County.[41] HUD subsidies and programming are important affordable housing resources that have steadily declined since the early 2000s.[42]

The geographic distribution of HUD-subsidized developments across Los Angeles County's five SDs is shown in Table 18. SDs 1, 2 and 3 have the largest share of HUD-subsidized homes in Los Angeles County with 10,467, 10,476 and 9,817 homes, respectively. This is consistent with the 2019 and 2018 distribution of HUD subsidized affordable homes.

TABLE 18: HUD SUBSIDIZED DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2020)

SD	Developments	Affordable Homes	% of Total County HUD Inventory**
SD 1	128	10,467	25%
SD 2	168	10,476	25%
SD 3	158	9,817	24%
SD 4	63	4,589	11%
SD 5	102	6,152	15%
Total	**619**	**41,501**	**100%**

Source: California Housing Partnership Preservation Database, January 2021.
**Includes developments that are also subsidized by HCD, LIHTC and CalHFA. Data presented is a subset of data in Table 16.*
***Percent of total County HUD inventory represents the share of HUD affordable homes in each SD.*

California Housing Finance Agency (CalHFA) Affordable Homes

Since 1975, the California Housing Finance Agency (CalHFA) has provided renters and homebuyers with subsidized loans and Section 8 PBRA contracts it manages for HUD to build affordable housing and is chartered as the state's affordable housing lender. There are 100 rental developments containing nearly 3,000 affordable homes with CalHFA loans and Section 8 PBRA contracts in Los Angeles County.[43]

The geographic distribution of CalHFA-financed developments across Los Angeles County's five SDs is shown in Table 19. SDs 1, 2 and 3 have the largest share of CalHFA-financed homes in Los Angeles County with 933, 715 and 632 homes, respectively.

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[41] California Housing Partnership Preservation Database, January 2021.
[42] California Department of Housing and Community Development, 2018. "California's Housing Future: Challenges and Opportunities Final Statewide Housing Assessment 2025." Website: http://www.hcd.ca.gov/policy-research/plans-reports/docs/SHA_MainDoc_2_15_Final.pdf.
[43] California Housing Partnership Preservation Database, January 2021.

TABLE 19: CALHFA FINANCED DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2020)

SD	Developments	Affordable Homes	% of Total County CalHFA Inventory**
SD 1	30	933	32%
SD 2	24	715	24%
SD 3	23	632	21%
SD 4	11	545	19%
SD 5	12	127	4%
Total	**100**	**2,952**	**100%**

Source: California Housing Partnership Preservation Database, January 2021.
**Includes developments that are also subsidized by HCD, LIHTC and HUD. Data presented here is a subset of data in Table 16.*
***Percent of total County CalHFA inventory represents the share of CalHFA affordable homes in each SD.*

California Department of Housing and Community Development (HCD) Affordable Homes

The California Department of Housing and Community Development (HCD) has provided grants, loans and rental assistance to renters and homebuyers since the 1970s. There are 167 rental developments containing nearly 10,000 affordable homes with HCD loans and rental assistance contracts in the county.[44]

The geographic distribution of HCD-subsidized developments across Los Angeles County's five SDs is shown in Table 20. SDs 1, 2 and 3 have the largest share of HCD-subsidized homes in Los Angeles County with 2,952, 3,762 and 1,822 homes, respectively.

TABLE 20: HCD FINANCED DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2020)

SD	Developments	Affordable Homes	% of Total County HCD Inventory**
SD 1	47	2,952	30%
SD 2	56	3,762	38%
SD 3	39	1,822	18%
SD 4	13	717	7%
SD 5	12	721	7%
Total	**167**	**9,974**	**100%**

Source: California Housing Partnership Preservation Database, January 2021.
**Includes developments that are also subsidized by LIHTC, CalHFA and HUD. The California Housing Partnership is in the process of incorporating data on affordable housing financed by the California Department of Housing and Community Development (HCD, but this data was not fully available at the time of this Report's preparation. Data presented here is a subset of data in Table 16.*
***Percent of total County HCD inventory represents the share of HCD affordable homes in each SD.*

[44] California Housing Partnership Preservation Database, January 2021.

Los Angeles County Development Authority (LACDA) Owned Developments

Public Housing Authorities (PHAs) own and operate public housing that guarantees affordable rents of 30 percent of income to households earning no more than 50 percent of AMI at initial occupancy and rents of no more than 30 percent of income to households earning no more than 80 percent of AMI at any point thereafter. In recent years, California's public housing stock has decreased as a result of a lack of funding appropriations by Congress as well as the conversion of some public housing into a public-private partnership ownership model through the Rental Assistance Demonstration (RAD) program.

Four Los Angeles County jurisdictions have PHAs with development portfolios: the City of Baldwin Park, the City of Lomita, the City of Los Angeles (HACLA), and the County of Los Angeles (LACDA).[45] No new acquisition or development activity occurred in 2020 at any of the public housing authorities. Summary data from each PHA are shown in Table 21 and Figure 25. Highlights include:

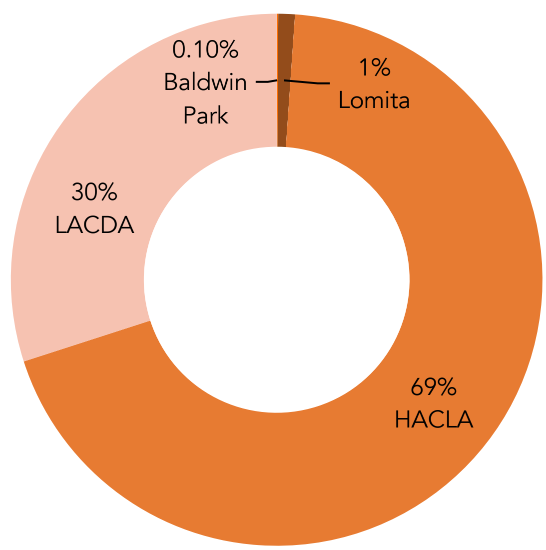
- 69 percent of PHA-owned homes in Los Angeles County are owned by HACLA; and
- 60 percent of PHA-owned homes in Los Angeles County are concentrated in SD 1 and SD 2.

TABLE 21: PUBLIC HOUSING AUTHORITY OWNED DEVELOPMENTS IN LOS ANGELES COUNTY

Public Housing Authority	Affordable Homes
Housing Authority of the City of Baldwin Park	12
Housing Authority of the City of Lomita	78
Housing Authority of the City of Los Angeles (HACLA)*	7,488
Los Angeles County Development Authority (LACDA)	3,228
Total	**10,806**

Source: HUD, LACDA and HACLA.
**Does not include 100% market, Project-Based Voucher (PBV) only or homeowner developments.*

FIGURE 25: PROPORTION OF TOTAL PHA INVENTORY BY PHA



[45] PHA development portfolios include conventional public housing and other affordable housing developments financed by programs like the Low-Income Housing Tax Credit (LIHTC). Scattered sites are not counted as separate developments.

TABLE 22: SUMMARY OF PUBLIC HOUSING AUTHORITY OWNED DEVELOPMENTS IN LOS ANGELES COUNTY BY SD

SD	PHA	Developments	Affordable Homes	% of Total County PHA Inventory*
SD 1	*LACDA*	*10*	*677*	*6%*
	*HACLA***	*14*	*1,833*	*17%*
	City of Baldwin Park	*1*	*12*	*0.1%*
	Subtotal	**25**	**2,522**	**23%**
SD 2	*LACDA*	*38*	*409*	*4%*
	*HACLA***	*18*	*3,590*	*33%*
	Subtotal	**56**	**3,999**	**37%**
SD 3	*LACDA*	*8*	*633*	*6%*
	*HACLA***	*15*	*1,185*	*11%*
	Subtotal	**23**	**1,818**	**17%**
SD 4	*LACDA*	*5*	*1,104*	*10%*
	*HACLA***	*3*	*875*	*8%*
	City of Lomita	*1*	*78*	*1%*
	Subtotal	**9**	**2,057**	**19%**
SD 5	*LACDA*	*5*	*405*	*4%*
	*HACLA***	*1*	*5*	*0.05%*
	Subtotal	**6**	**410**	**4%**
County	Grand Total	119	10,806	100%

Source: HUD, LACDA, and HACLA.
**Percent of total County inventory represents the share of affordable homes in each PHA. Data presented here is a subset of data in Table 16.*
***Does not include 100% market, Project-Based Voucher (PBV) only or homeowner developments.*

Housing Choice Vouchers

The Housing Choice Voucher ("Voucher"), previously referred to as a Section 8 voucher, is a flexible tool for helping the lowest-income households afford the cost of housing in the private market. Vouchers are intended to cover the difference between the affordable rent for the household and the full rent for an apartment in the private market and are available to households earning up to 50 percent of AMI on initial occupancy and thereafter so long as the household earns no more than 80 percent of AMI.

Vouchers can also be project-based when a PHA awards a contract for multiple vouchers to a particular owner to subsidize the rents of a number of apartments in a specific development, or they can 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.[46]

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[46] PHAs can project-base up to 20 percent of their Housing Choice Vouchers, plus an additional ten percent if they serve certain populations and geographies. An Urban Institute study found that 76 percent of landlords, including 82 percent of landlords in low-poverty neighborhoods, refused to accept Housing Choice Vouchers. Source:

Voucher funding has diminished in real terms since the passage of the Federal Budget Control Act of 2011—meaning that as vouchers have turned over, PHAs have often been forced to remove them from circulation in order to stay within budgets that have frequently diminished in real terms. Congress reduced the voucher renewal budgets by approximately five percent in 2016 by failing to allocate sufficient funds. Fortunately, Congress reached consecutive two-year deals to raise the budget caps on domestic discretionary funding for FYs 2017-2020, which resulted in modest increases in budget authority both times that have enabled PHAs to avoid further cuts and in some cases, to return some vouchers to circulation.

Maximizing the project-basing of vouchers is considered a best practice because it enables vouchers to be used to finance new construction of affordable homes and can leverage large amounts of private financing to this end.[47]

According to HUD, PHAs in Los Angeles County had 97,415 tenant-based vouchers available in 2020, 393 more vouchers than in 2019. Summary data on tenant-based vouchers from each PHA is shown in Table 23 and Figure 26. Highlights:

- LACDA and HACLA allocated 78 percent of vouchers in Los Angeles County in 2020, a similar proportion to what both PHAs allocated from 2017 to 2019; and
- Overall, the PHAs in Los Angeles County saw a 0.3 percent increase in the number of available tenant-based vouchers with the City of Inglewood, the City of Redondo Beach, and the City of Norwalk PHAs seeing the largest increase from 2019.

Cunningham, et al., 2018. "Do Landlords Accept Housing Choice Vouchers? Findings from Los Angeles, California". Urban Institute. For information about HUD regulations on project basing go to https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/project.

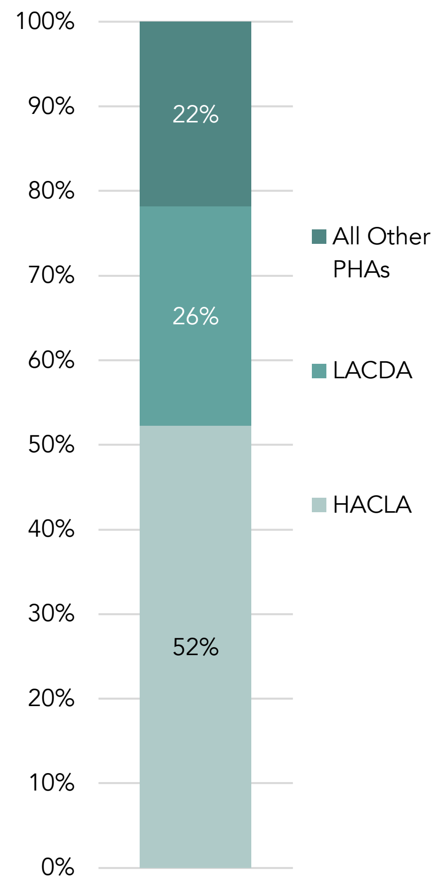
[47] For more information about why project-basing is a best practice, see "The Power of Leveraging Section 8" by the California Housing Partnership: https://chpc.net/resources/the-power-of-leveraging-section-8/.

TABLE 23: HOUSING CHOICE VOUCHERS AVAILABLE IN LOS ANGELES COUNTY (2020)

Public Housing Authorities	# of Vouchers Available	% Change from 2019
City of Los Angeles (HACLA)	50,970	+0.3%
Los Angeles County Development Authority (LACDA)	25,163	-0.1%
City of Long Beach	7,543	+1%
City of Glendale	1,621	0%
City of Santa Monica	1,508	+1%
City of Pasadena	1,409	0%
City of Inglewood	1,052	+5%
City of Burbank	1,029	+1%
City of Pomona	976	-0.6%
City of Baldwin Park	900	+0.1%
City of Compton	803	0%
City of Norwalk	720	+2%
City of Hawthorne	711	0%
City of Torrance	690	0%
City of South Gate	654	0%
City of Redondo Beach	633	+3%
City of Pico Rivera	517	0%
Culver City	384	0%
City of Hawaiian Gardens	132	0%
Total	**97,415**	**+0.3%**

Source: HUD Picture of Subsidized Households, 2020. LACDA.

FIGURE 26: PERCENTAGE OF TOTAL AVAILABLE VOUCHERS IN LOS ANGELES COUNTY BY PUBLIC HOUSING AUTHORITY



Housing Inventory Counts

The Los Angeles Continuum of Care Housing Inventory Count (HIC) is conducted in the last ten days of January and is designed to give the County a comprehensive listing of beds and supportive housing units dedicated to homeless and formerly homeless persons. This Count is required by HUD to help allocate federal funding for homeless services. The HIC includes many different kinds of crisis and permanent housing, including shelters, shared, and scattered-site housing.[48] Full details from the 2020 HIC are shown in Table 24.

TABLE 24: 2020 HIC PERMANENT BEDS* IN LOS ANGELES COUNTY

Continuum of Care (CoC)	Year-Round Beds	% of Total Available Beds	% Change from 2019
LAHSA Total	26,048	91%	+17%
SD 1	*4,613*	*16%*	*+27%*
SD 2	*12,374*	*43%*	*+23%*
SD 3	*3,890*	*14%*	*+6%*
SD 4	*859*	*3%*	*-7%*
SD 5	*3,290*	*11%*	*+9%*
CONFIDENTIAL	*1,022*	*4%*	*-4%*
Pasadena (SD 5)	434	1%	+3%
Long Beach (SD 4)	1,902	7%	+6%
Glendale (SD 5)	189	1%	-2%
Total	**28,573**	**100%**	**+15%**

Source: 2020 Housing Inventory Count (HIC)—Los Angeles CoC, LAHSA. 2020 AHAR HUD.
**Only includes permanent supportive housing (PSH) and other forms of permanent housing (OPH).*

[48] SD-level counts derived from the HIC for the Los Angeles Continuum of Care (CoC) should be seen as approximations based, in some cases, on the locations of a development's administrative offices or sponsoring organizations. Please note that for all shared and scattered-site housing, only one location is recorded.

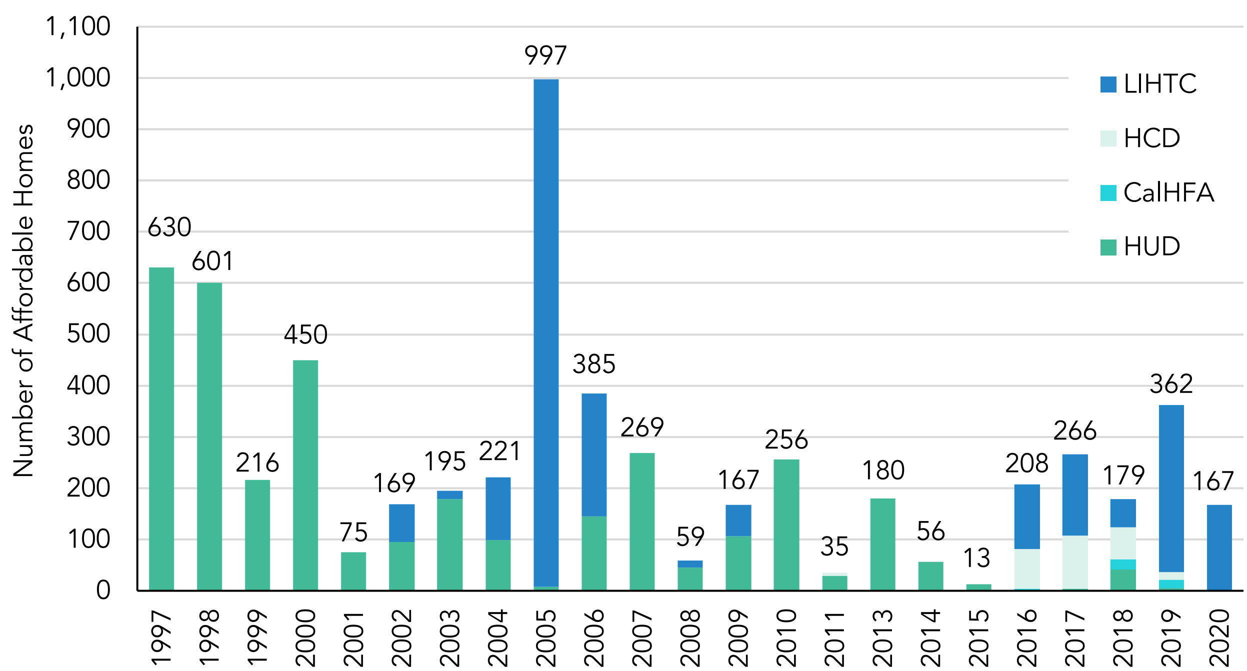
Homes At Risk of Losing Affordability in Los Angeles County

To inform efforts to preserve the affordability of existing affordable homes, this section documents historical losses of federally- and state-subsidized affordable homes and assesses the risk of homes converting to market rate.[49] For the purposes of this analysis, 'very high-risk' developments may convert to market rate in the next 365 days and 'high-risk' developments may convert in the next one to five years.[50]

Lost Affordable Homes in Los Angeles County, 1997-2020

Between 1997 and 2020, Los Angeles County lost 6,156 affordable rental homes with project-based rental assistance contracts and/or loans from HUD, CalHFA, and HCD, or LIHTCs due to owner decisions to opt out, sell or allow their developments to convert to market rate. Of the 6,156 lost affordable homes in Los Angeles County, 64 percent converted to market rate between 1997 and 2006. Only 19 percent of lost affordable homes converted between 2016 and 2020 (see Figure 27).

FIGURE 27: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY (1997-2020)



Source: California Housing Partnership Preservation Database, January 2021.

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[49] This assessment includes developments financed or assisted by HUD, USDA, CalHFA, HCD and LIHTC programs. The California Housing Partnership has included a portion of affordable housing financed by the California Department of Housing and Community Development (HCD) and local programs into its loss and risk analysis, but the data was not comprehensive at the time of this Report's preparation. The California Housing Partnership updates its Preservation Database on a quarterly basis with the most complete and available data provided by each agency. The data is then cleaned and duplicate information is removed using both automated processes and manual confirmation. Every effort is made to ensure the information presented is as precise as possible; however, there may be unintentional inaccuracies in the analysis or in the data processed from federal and state agencies.

[50] California Housing Partnership's risk assessment considers length of affordability, overlapping subsidies and owner entity type to determine the risk of a development converting to market rate.

Of the 6,156 lost homes, 3,504 (57 percent) had HUD subsidies, 305 (5 percent) had HCD or CalHFA loans and rental assistance, and 2,347 (38 percent) were financed with tax credits. See Table 25 for the number of lost homes by SD.

TABLE 25: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY BY SD AND PROGRAM (1997-2020)

Supervisorial District	Lost HUD Homes	Lost LIHTC Homes	Lost HCD Homes	Lost CalHFA Homes	Total Lost Homes	% of Total Lost Homes
SD 1	604	408	248	0	1,260	21%
SD 2	1,346	794	0	21	2,161	35%
SD 3	556	601	8	20	1,185	19%
SD 4	449	158	0	0	607	10%
SD 5	549	386	8	0	943	15%
Total	**3,504**	**2,347**	**264**	**41**	**6,156**	**100%**
Unincorporated Los Angeles*	***394***	***14***	***0***	***0***	***408***	***7%***

Source: California Housing Partnership Preservation Database, January 2021.

**Unincorporated Los Angeles County is a distinct subset of the "Total" row for Los Angeles County. There are unincorporated areas across multiple SDs.*

Developments at Risk of Losing Affordability in Los Angeles County

This analysis demonstrates that the risk of affordable homes converting to market-rate prices is very real in Los Angeles County's tight housing market, which includes four of the ten most expensive cities in the United States for a two-bedroom apartment.[51]

Of the approximately 105,031 federally- and state-subsidized affordable homes in Los Angeles County, 8,520 (8 percent) are currently at 'very high' and 'high' risk of conversion in the next five years; homes that meet either definition are considered at-risk in this analysis. At-risk affordable homes in Los Angeles County have the following characteristics (see Figure 28 and Table 26):

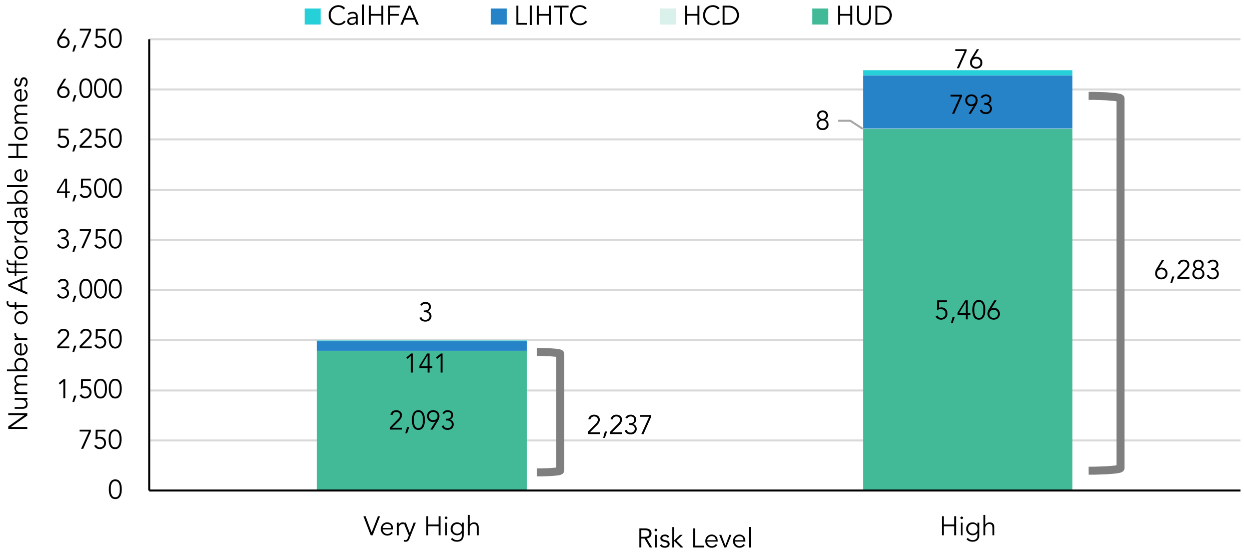
- Eighty-eight (88) percent have expiring HUD project-based rental assistance contracts and maturing mortgages, while eleven percent are governed by expiring LIHTC regulatory agreements;
- At-risk affordable homes primarily serve seniors (45 percent) and families (49 percent);[52] and
- At-risk affordable homes are concentrated in SDs 1, 2 and 3 (23 percent, 24 percent and 33 percent, respectively).

[51] Nelson, Alicia Underlee. "The Most Expensive Cities for Renters in America." 30 September 2020. Website: https://www.apartmentguide.com/blog/most-expensive-cities-for-renters/.

[52] The population served is determined by the housing type reported for each development. For the purposes of this analysis, we assume that all units correspond with the development's housing type.

See Appendix C: Full Data Findings, Section 2 for more data on at-risk affordable homes in the county, including program-specific analysis.

FIGURE 28: AFFORDABLE HOMES IN LOS ANGELES COUNTY AT RISK OF CONVERSION



Source: California Housing Partnership Preservation Database, January 2021.

TABLE 26: AFFORDABLE HOMES AT RISK OF CONVERSION IN LOS ANGELES COUNTY BY SD AND PROGRAM

Supervisorial District	% of Total HUD, LIHTC, CalHFA, and HCD Inventory	At-Risk HUD Homes*	At-Risk LIHTC Homes	At-Risk CalHFA Homes**	At-Risk HCD Homes***	Total At-Risk Homes	% of Total At-Risk Homes
SD 1	29%	1,699	200	34	0	1,933	23%
SD 2	26%	1,936	134	0	0	2,070	24%
SD 3	20%	2,489	278	28	8	2,803	33%
SD 4	12%	403	229	0	0	632	7%
SD 5	13%	972	93	17	0	1,082	13%
Total	**100%**	**7,499**	**934**	**79**	**8**	**8,520**	**100%**
Unincorporated Los Angeles****	***5%***	***232***	***0***	***0***	***0***	***232***	***3%***

Source: California Housing Partnership Preservation Database, January 2021.
**'At-Risk HUD Homes' that also have LIHTC financing are represented in the 'At-Risk LIHTC Homes' column and those that have HCD financing are represented in the 'At-Risk HCD Homes' column.*
***'At-Risk CalHFA Homes' that also have LIHTC financing are represented in the 'At-Risk LIHTC Homes', those that also have HUD assistance are represented in the 'At-Risk HUD Homes' column, and those that have HCD financing are represented in the 'At-Risk HCD Homes' column.*
****'At-Risk HCD Homes' that also have LIHTC financing are represented in the 'At-Risk LIHTC Homes' column.*
*****Unincorporated Los Angeles County is a distinct subset of the "Total" row for Los Angeles County. There are unincorporated areas across multiple SDs.*

SECTION 3. COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING RESOURCES

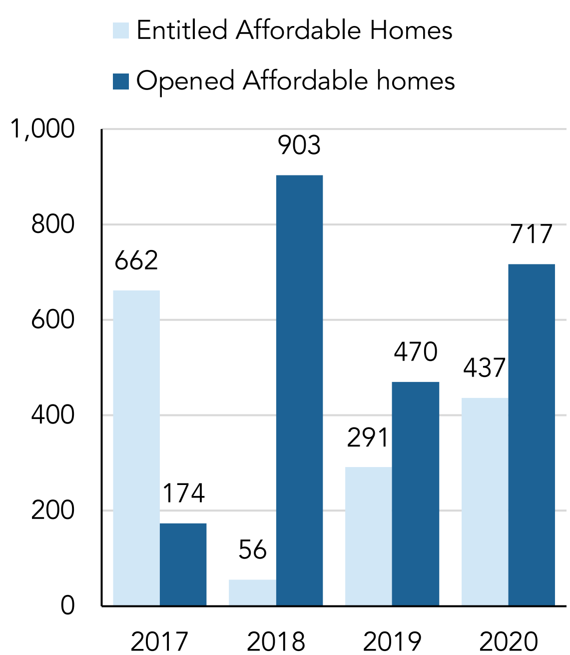
OVERVIEW

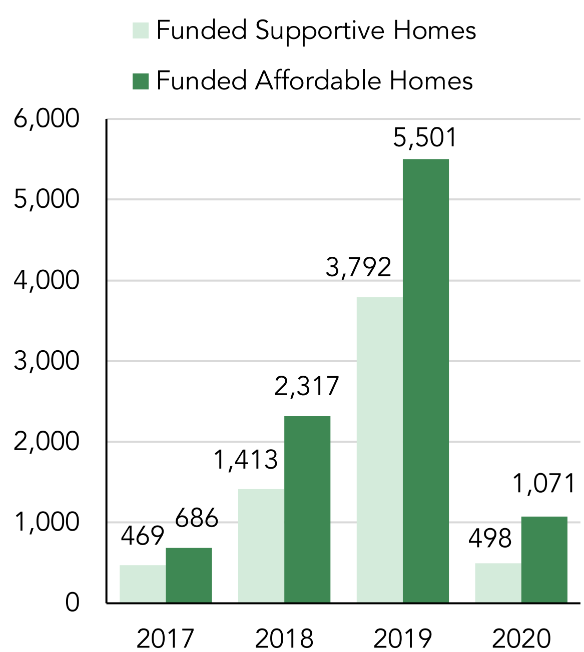
TABLE 27: LOS ANGELES COUNTY AFFORDABLE HOUSING ACTIVITY (2020)

SD	Entitled Affordable Homes (Unincorporated)	County Funded Affordable Homes	Funded Supportive Homes*	Opened Affordable Homes**
SD 1	12	419	124	92
SD 2	425	188	97	423
SD 3	0	176	90	82
SD 4	0	154	53	120
SD 5	0	134	134	0
County Total	**437**	**1,071**	**498**	**717**

Source: LACDA, DRP and DMH.
**These are a subset of 'County Funded Affordable Homes'.*
***Includes developments that received County funding and/or a recorded density bonus covenant or land use agreement.*

FIGURE 29: COUNTY ENTITLED OR FUNDED AFFORDABLE HOUSING ACTIVITY (2017-2020)





This section 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 short-and long-term rental assistance and operating subsidies for low-income households with housing challenges.

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

- Los Angeles County Development Authority (LACDA) capital resources awarded through the Notices of Funding Availability (NOFA), developments created through land use policies, public housing, Housing Successor Agency developments, tax-exempt bond financing, and project- and tenant-based subsidies;
- Department of Health Services (DHS) programs such as Housing for Health, the Flexible Housing Subsidy Pool (FHSP), and Rapid Rehousing (RRH) vouchers;
- Department of Mental Health (DMH) resources such as Mental Health Service Act (MHSA) funds, Special Needs Housing Program (SNHP), the Mental Health Housing Program (MHHP) funds, the Alternative Housing Model, and the No Place Like Home (NPLH) program; and
- Los Angeles Homeless Services Authority (LAHSA) administered RRH vouchers.

Table 28 shows countywide and Supervisorial District (SD)-level affordable housing inventory totals for all County-administered affordable rental developments from the sources listed above. Figure 30 shows a map of the County-administered inventory of affordable rental developments. SD-level maps are included in Appendix D: Full Data Findings, Section 3. Highlights from Section 3 include:

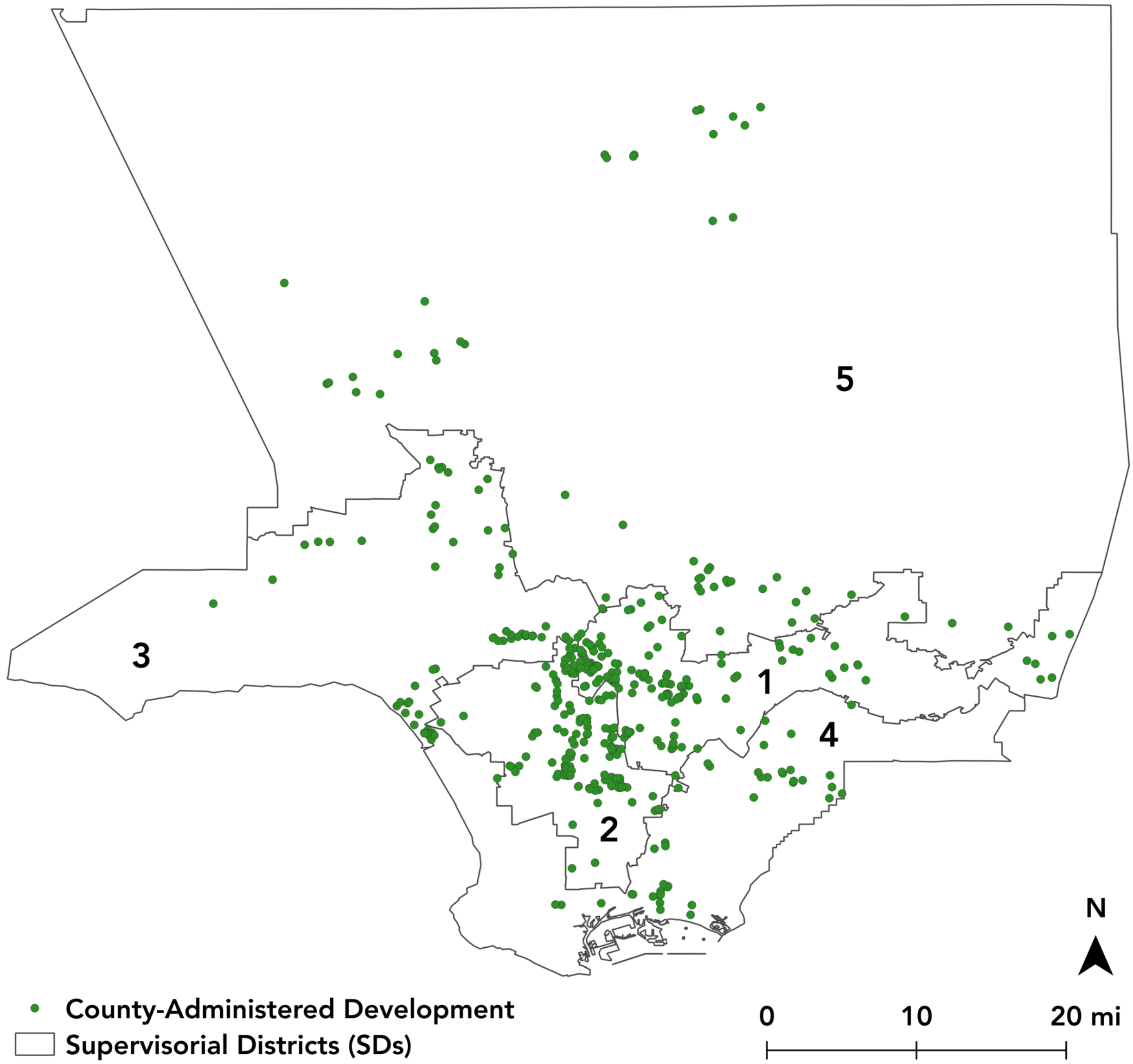
- The total inventory of all county-administered affordable rental housing increased by four (4) percent from 2019; and
- County agencies administered more than 54,000 rental subsidies and assistance for lower-income households and individuals.

TABLE 28: SUMMARY OF COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING AND SUBSIDIES* (2020)

SD	Developments	Affordable Homes**	% Change in Affordable Rental Homes from 2019	Rental Subsidies***
SD 1	135	7,540	+5%	N/A
SD 2	186	9,136	+4%	N/A
SD 3	66	3,624	+5%	N/A
SD 4	48	3,898	+4%	N/A
SD 5	55	3,275	+4%	N/A
County	**490**	**27,473**	**+4%**	**54,165**

Source: LACDA, DRP, DMH, DHS, and LAHSA.
**Reflects de-duplicated totals among County sources and may overlap with federal and state financing shown in Section 2.*
***Affordable up to moderate-income households (<120% AMI) and includes developments not yet placed in service.*
****Reflects number of households served by rental subsidy programs administered by LAHSA, LACDA, DMH, and DHS.*

FIGURE 30: COUNTY-ADMINISTERED AFFORDABLE RENTAL DEVELOPMENTS



Los Angeles County Development Authority and Department of Regional Planning

Los Angeles County Development Authority (LACDA) makes funding available to affordable multifamily rental housing developments through a semiannual Notice of Funding Availability (NOFA) that includes local Affordable Housing Trust funds, federal HOME funds, and other available funding sources. LACDA also monitors a number of affordable rental homes with affordability restrictions arising from land use entitlements in coordination with the Department of Regional Planning (DRP), along with developments previously funded by the former Redevelopment Agency. These rental homes may include developments funded through the NOFA as well as private developments that have affordability requirements related to density bonuses, the Mello Coastal Zone Act or other land use conditions of approval. In addition, LACDA issues tax-exempt multifamily housing revenue bonds that are needed to obtain 4% federal Low-Income

Housing Tax Credits (LIHTC/"tax credits") for NOFA-funded developments that do not receive 9% state tax credits.

LACDA also owns and operates 68 public and affordable housing developments with 3,229 homes, the largest concentrations of which are in SDs 1,3 and 4. LACDA utilized the majority of its $7.2 million of their FY2020-21 Capital Fund (CFP) HUD allocation to concentrate on site improvements and exterior work as COVID-19 restrictions postponed most in-unit rehabilitations.

Data on LACDA's affordable housing investments are shown in Tables 29 and 30 and Figures 31 through 33. Affordable developments that are newly funded, entitled, or opened are shown in Table 31 and Figures 34, 35 and 36. The portfolio of affordable developments funded or monitored by LACDA and DRP are shown in Table 32. Highlights include:

- LACDA invested more than $67 million in the production and preservation of 1,071 affordable rental homes in 2020 (see Table 29, Figure 31 and 34);
- LACDA investments in affordable housing have increased 283 percent since 2014 but declined 78 percent from 2019 due to the issuance of only one NOFA and no funding from sources like No Place Like Home (see Figure 32);
- The entitled affordable housing rental stock increased six percent from 2019 (see Table 31);
- SD 1 had the largest number of affordable homes receiving funding in 2020, a departure from trends in 2019 and 2018 (see Figure 34);
- In 2020, 214 affordable homes opened in unincorporated Los Angeles County, a 54 percent decrease from 2019 but a 23 percent increase from 2017 (see Table 31);
- The County approved land use entitlements for ten developments with 437 affordable homes in unincorporated areas in 2020, more than nine times what was entitled in 2019 (see Figure 35); and
- In FY2020, the Public Housing Capital Fund Program budget received the highest level of funding, a $2.4 million (51 percent) increase from FY2014 (see Figure 33).

TABLE 29: LACDA NOFA INVESTMENTS (2020)

	Amount	% Change from 2019
LACDA NOFA Funds Awarded in 2020	$67,195,005	-78%*
Special Needs & Family New Construction (Avg. Cost per Home)**	$571,476	+7%
Special Needs & Senior New Construction (Avg. Cost per Home)**	$445,929	-26%
Supportive Housing New Construction (Avg. Cost per Home)**	$283,861	-49%

**The decline in the 2020 NOFA funds is due to the issuance of only one NOFA round that included NOFA 25 and Affordable Housing Trust Funds. Previous years included more funding sources including Measure H, Mental Health Housing Program, and No Place Like Home.*
***Average cost per home is calculated based on total development costs.*

FIGURE 31: COUNTY NOFA INVESTMENTS & LEVERAGED RESOURCES (2014-2020)

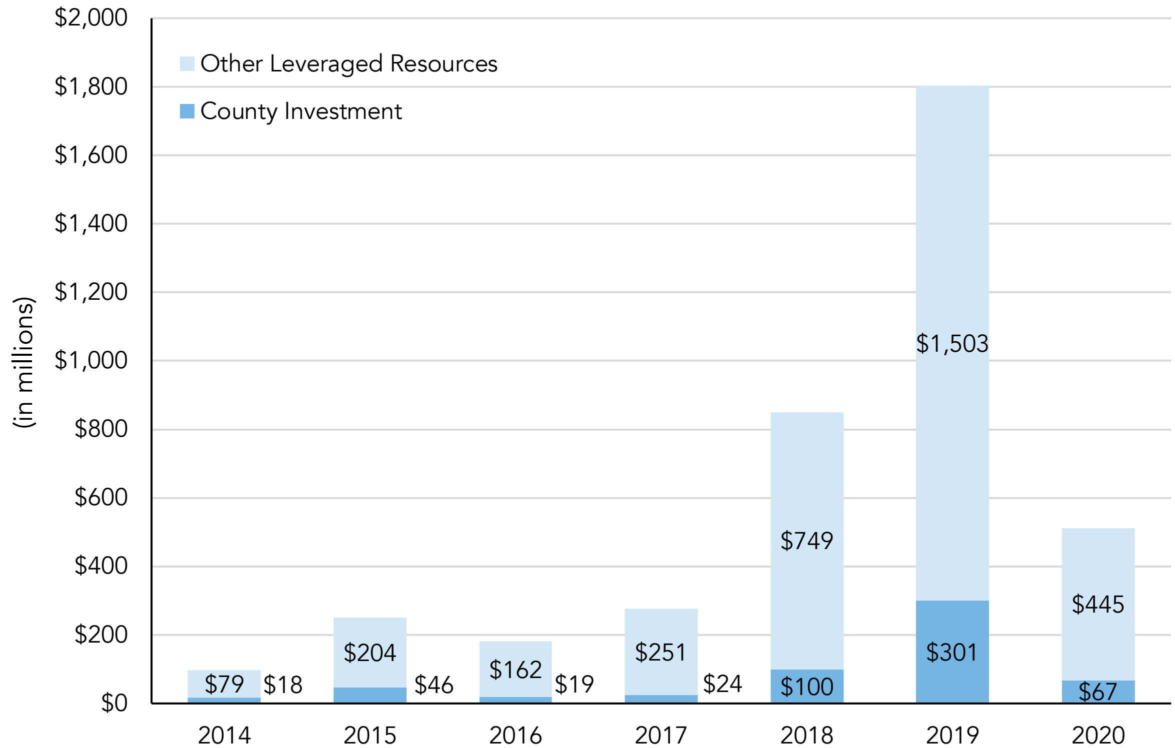


FIGURE 32: COUNTY NOFA INVESTMENTS BY FUNDING SOURCE (2014-2020)

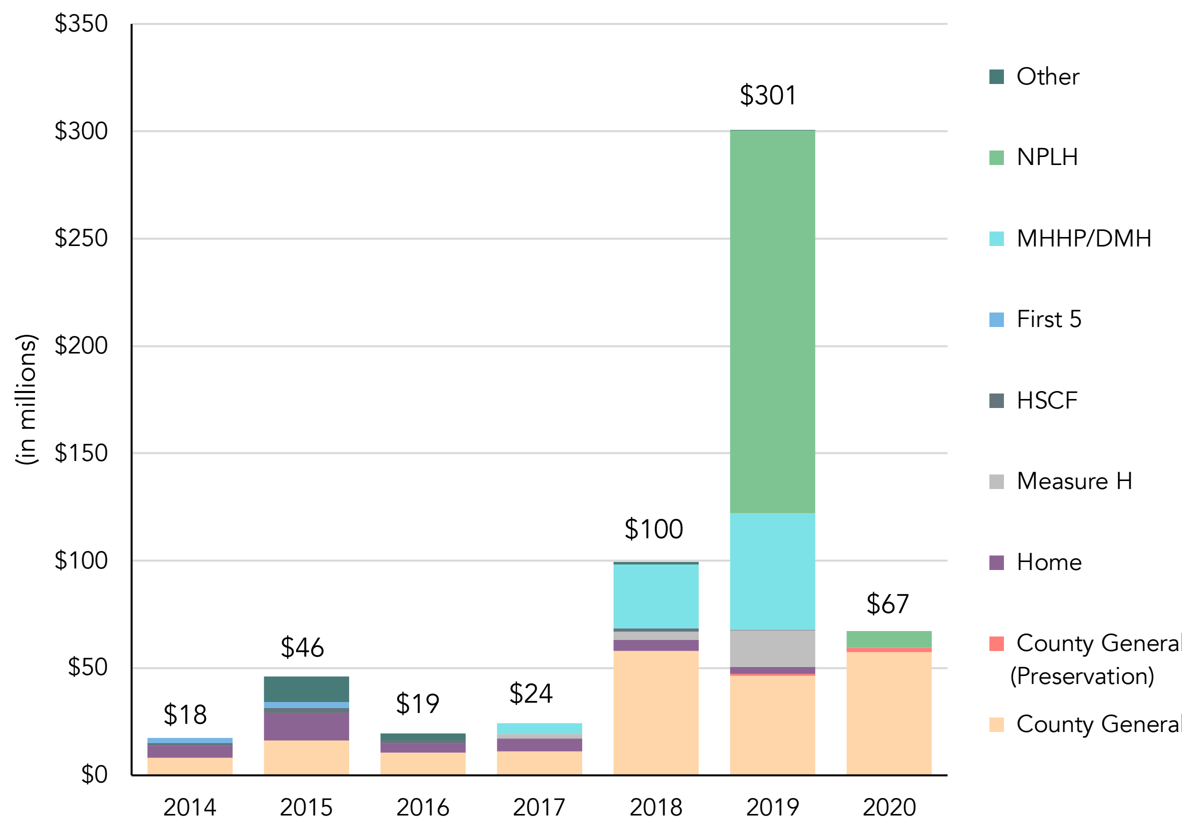


TABLE 30: LACDA PUBLIC HOUSING REHABILITATION EXPENDITURES

	Amount	% Change from FY2019
FY2020-21 Capital Fund Program Budget	$7,218,842	+4%
Anticipated FY2021-22 Capital Fund Program Budget	$6,900,000	-4%
Senior Homes Avg. Cost per Home*	$29,658	-39%
Large Family Homes Avg. Cost per Home*	$38,595	-32%
Other Homes Avg. Cost per Home*	$24,658	-45%

**Average rehabilitation cost per home is based on LACDA's Five Year Plan. The majority of expenditures concentrated on site improvements and exterior work as COVID-19 restrictions postponed most of in-unit rehabilitation.*

FIGURE 33: LACDA PUBLIC HOUSING CAPITAL FUND PROGRAM BUDGET (FY2014-FY2020)

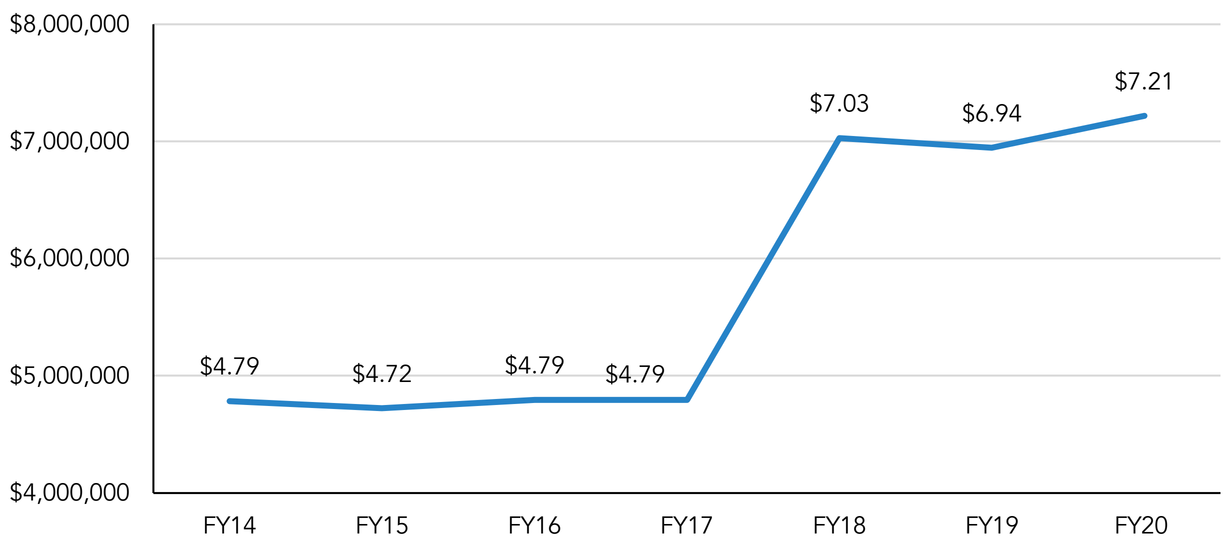
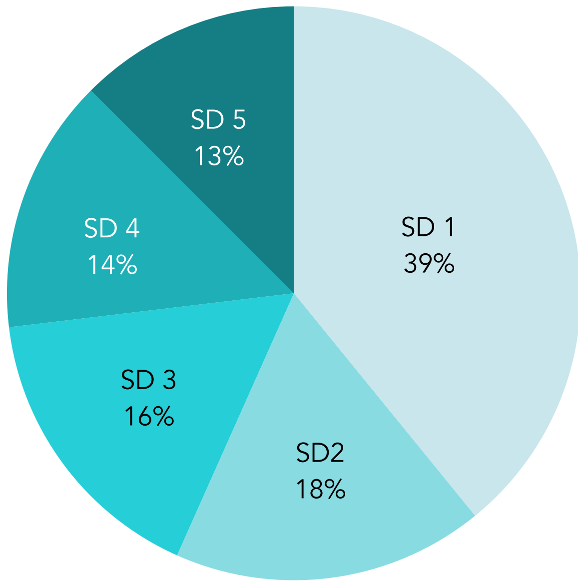


TABLE 31: LACDA AND DRP 2020 AFFORDABLE HOME PRODUCTION AND PRESERVATION IN UNINCORPORATED AREAS*

	Developments	Affordable Homes	% Change of Affordable Homes from 2019
Opened in 2020	4	214	-54%
Entitled in 2020	10	437	+6%

**Data presented is a subset of data in Table 28.*

FIGURE 34: DISTRIBUTION OF AFFORDABLE HOMES AWARDED IN 2020 NOFA



SD	Affordable Homes	% Change from 2019*
SD 1	419	-55%
SD 2	188	-88%
SD 3	176	-72%
SD 4	154	-16%
SD 5	134	-41%
County	**1,071**	**-70%**

**Percentage change from affordable homes awarded in 2019 NOFA.*

FIGURE 35: AFFORDABLE HOMES ENTITLED THROUGH DENSITY BONUS OR MELLO ACT IN UNINCORPORATED AREAS (2017-2020)

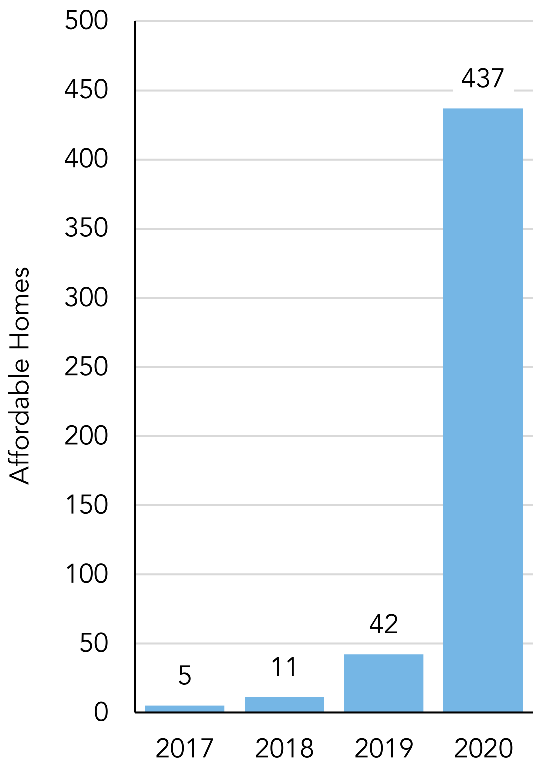


FIGURE 36: AFFORDABLE HOMES OPENED THROUGH MELLO ACT & DEVELOPMENT ON COUNTY-OWNED LAND IN UNINCORPORATED AREAS (2017-2020)

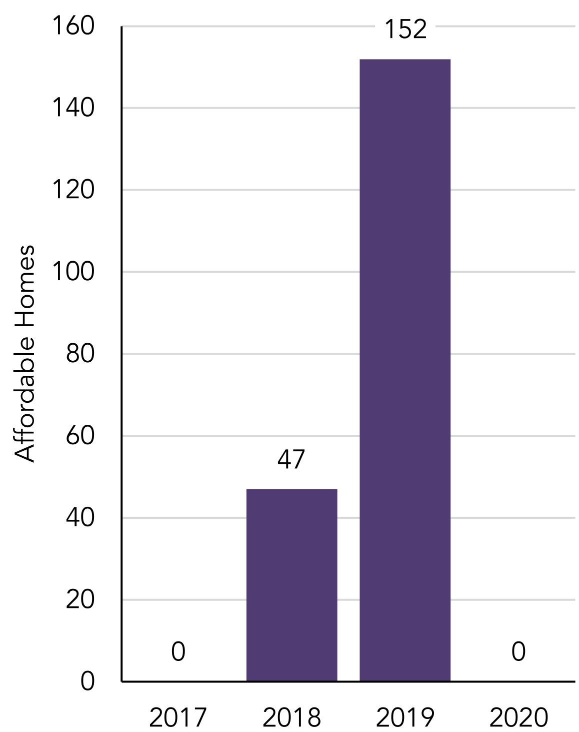


TABLE 32: LACDA AND DRP DEVELOPMENTS FUNDED AND MONITORED* (2020)

SD	Developments	Affordable Homes**	% Change of Affordable Homes from 2019
SD 1	127	7,039	+5%
SD 2	160	7,233	+5%
SD 3	50	2,702	+7%
SD 4	41	3,321	+5%
SD 5	54	3,264	+4%
County	**432**	**23,559**	**+5%**

**Reflects de-duplicated totals among County sources and includes developments that may have received multiple rounds of funding These developments overlap with federal and state financing shown in Section 2.*
***Affordable up to moderate-income households (<120% AMI) and includes developments not yet placed in service.*

LACDA Preservation Activities

In 2020, the Preservation Unit at LACDA made substantial progress on its preservation database, Affordability Watch, which will track the County's expiring affordability commitments. This database will allow LACDA to proactively monitor its existing stock of assisted units and engage property owners to ensure that below market rents are maintained to minimize residential instability. Most significantly, Affordability Watch will distinguish between the various federal, state, and local funding sources attached to projects in LACDA's portfolio. This high-resolution analysis will allow the County to monitor multiple expiration dates and rent schedules for all of its funded affordable projects. Finally, the database will be integrated with the County's Rent Registry, which will allow users to analyze both subsidized and unsubsidized rental stock data.

LACDA Rent Relief Program

Los Angeles County began its COVID-19 Rent Relief Program on August 17, 2020 to assist renter households earning 50 percent of area median income or below struggling to pay rent due to the COVID-19 pandemic. The County fast-tracked assistance for income-qualified residents living in areas with a higher risk of eviction or who have other socioeconomic vulnerabilities. Table 33 describes individuals and households served through the program. Highlights of the program as of December 30, 2020 include:

- More than 32,000 individuals/households applied for the program, 15 percent received assistance;
- Half of the individuals/households served reside in Supervisorial Districts 1 and 4 and 30 percent reside in Supervisorial District 5; and
- More than two thirds of individuals/households served, who identified a race, were non-white.

TABLE 33: LACDA RENT RELIEF PROGRAM INDIVIDUALS/HOUSEHOLDS SERVED* (2020)

	Number of Individuals/Households	% of Individuals/Households
Applied	32,151	100%
Served	4,751	15%
Not Assisted**	27,400	85%

Race/Ethnicity	
Asian	662
Black or African American	892
Middle Eastern	68
Native American/ Alaskan Native	93
Native Hawaiian	1
Pacific Islander	38
White/Caucasian	1,066
Other	1,506
Unknown	425
Total	**4,751**

Ethnicity	
Latinx/Hispanic	2,131
Non-Latinx/Hispanic	2,427
Unknown	193
Total	**4,751**

Supervisorial District	
SD 1	1,166
SD 2	810
SD 3	179
SD 4	1,191
SD 5	1,405
Total	**4,751**

**The number of individuals/households served is reported through December 31, 2020.*
***Of those not assisted, 9,445 were ineligible, 16,676 were still under review, and 1,279 were approved but not yet paid.*

LACDA Efforts to Affirmatively Further Fair Housing

LACDA launched Open Doors on January 1, 2020, a new program to encourage property owners to participate in LACDA's rental assistance program to increase the number of families using their vouchers. Open Doors works to increase the number of homes available to subsidized families in Los Angeles County's highly competitive housing market by providing owners with several types of financial incentives, including a signing on bonus, vacancy loss payments, and damage mitigation mechanisms. LACDA's new Customer Service Unit (CSU) administers Open Doors and has served almost 700 visitors and provided a total of 1,089 incentives to property owners in 2020. Expenditures on the Open Doors program and the breakdown of incentives provided in 2020 are in Table 34.

TABLE 34: OPEN DOORS EXPENDITURES AND ACTIVITY (2020)

	Amount
Expenditures	$1,847,664
	# of Incentives
Sign on Bonus	628
Security Deposit	437
Vacancy Loss Payment	11
Damage Mitigation	13
Total	**1,089**

To expand fair housing services, LACDA contracts with the Housing Rights Center (HRC) and its subcontractors to provide fair housing services to County residents and meet the goals set forth in the County's fair housing strategic plan. In FY2019-2020 HRC directly assisted 2,394 residents with inquiries, 85 percent of which were for General Housing and 15 percent were for Discrimination, the latter of which led to the filing of 83 Fair Housing complaint cases. Seventy-seven percent of those served were extremely low-income and more than a third were disabled or a senior. HRC shifted to a virtual format during the COVID pandemic to continue providing assistance for fair housing complaints and inquiries and offering workshops and presentations. By the end of 2020, almost all of the program's $500,000 budget was expended.

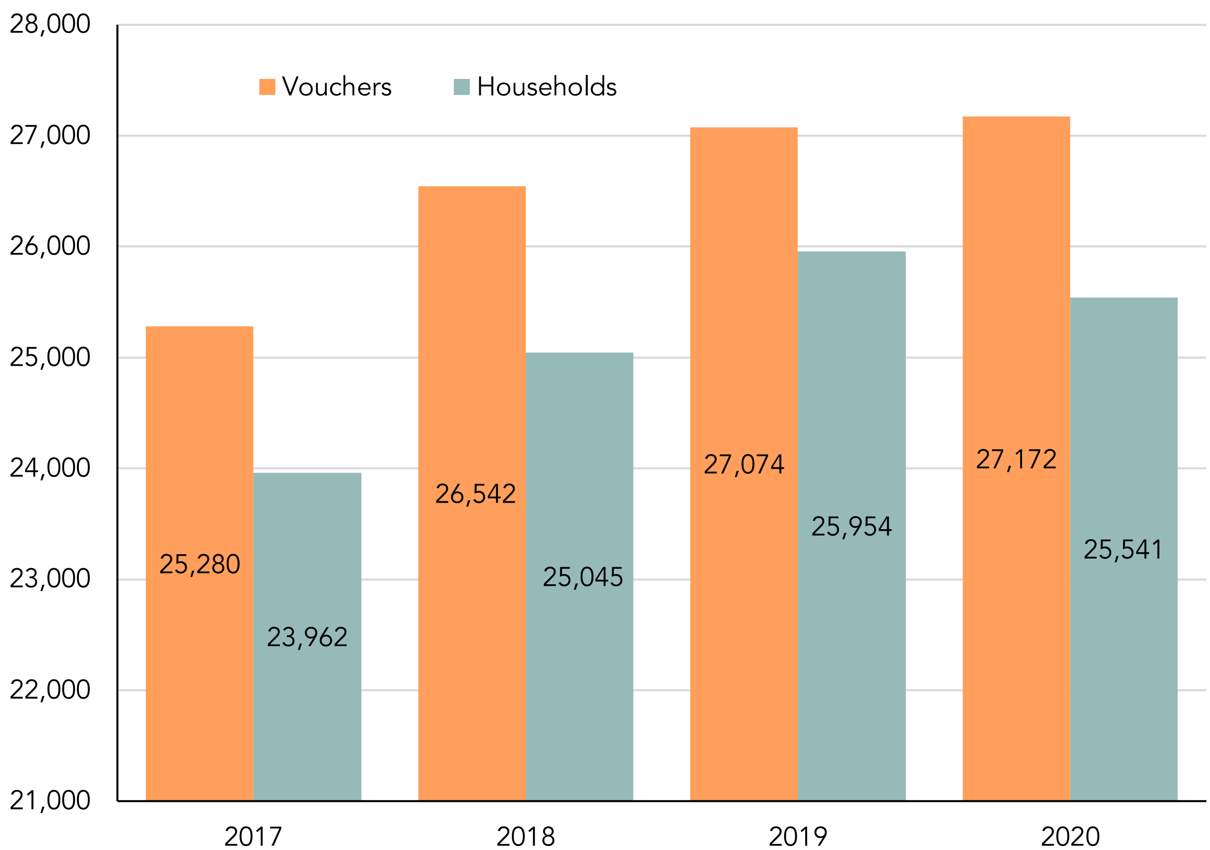
LACDA's Housing Investment and Finance Division has been working closely with a community-based organization, Strategic Actions for a Just Economy (SAJE), to launch an interactive anti-displacement mapping platform, TRACT—Tracking Regional Affordability and Challenges to Tenancy. TRACT incorporates a variety of demographic, economic, and municipal datasets into a series of gentrification and displacement indices to evaluate pressures at the parcel, tract, and community scales. This mapping tool will allow County officials and staff to devise data-driven anti-displacement policies that support residential stability, particularly in vulnerable low-income communities of color. LACDA completed its beta testing in March 2021 and is planning to release TRACT to County Departments in May 2021. LACDA anticipates launch of a limited version of the tool to the general public in late 2021.

LACDA Rental Subsidies

LACDA administers multiple voucher programs offering short- and long-term assistance and in 2020 reached more than 58,000 low-income individuals, veterans, people experiencing homelessness, transition-age youth, seniors, and disabled persons, as well as families through the Department of Children and Family Services (DCFS) Family Unification Program (see Table 36). Voucher allocations and household utilization of vouchers from 2017 to 2020 is shown in Figure 37. Figure 38 and Tables 35, 36 and 37 describe households that received rental subsidies in 2020 and those that are currently on the waitlist. Highlights include:

- The vast majority of the LACDA's voucher households (81 percent) are participants in the Housing Choice Voucher (Voucher) program (see Table 35);
- Households served by LACDA's voucher programs decreased by two (2) percent from 2019 to 2020 (see Figure 37);
- Veterans Affairs Supportive Housing (VASH) project-based assistance served 43 percent more individuals in 2020 than in 2019 and 123 percent more individuals in 2020 than in 2017;
- New admission into voucher programs declined by more than half (60 percent) compared to 2019,[53] 393 of which are families (see Table 36); and
- The number of households on the Voucher program waiting list in 2020 remained level with 2019 since only a few households were added in 2020 (see Table 37).

FIGURE 37: VOUCHERS ALLOCATED AND HOUSEHOLDS SERVED BY LACDA (2017-2020)



[53] LACDA ceased certain leasing activities, including issuance of new vouchers, due to HUD's determination of the agency being in financial shortfall. In addition, voucher holders encountered difficulties in locating housing during the COVID-19 pandemic.

TABLE 35: TENANTS SERVED BY LACDA VOUCHER PROGRAMS* (2020)

	Vouchers Allocated	Households Served	Individuals Served	Avg. Monthly Cost per Household	Avg. Monthly Cost per Individual	Disabled Persons Served	Elderly Persons Served	Families with Children Served
Tenant Vouchers	21,159	20,721	49,411	$1,123	$471	11,901	9,414	7,497
Project-Based Vouchers	1,055	1,064	2,168	$1,074	$527	594	454	296
Tenant-Based VASH	2,472	1,670	2,684	$1,014	$631	792	752	283
Project-Based VASH	220	223	254	$770	$676	132	122	7
Tenant-Based CoC	1,813	1,508	2,496	$1,057	$638	1,526	354	313
Sponsor-Based CoC	68	67	122	$867	$476	72	15	27
Family Unification Vouchers	385	288	1,109	$1,137	$295	96	22	228
Total	**27,172**	**25,541**	**58,244**	**N/A**	**N/A**	**15,113**	**11,133**	**8,651**

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

TABLE 36: LACDA NEW ADMISSIONS* (2020)

	# of Households	% Change from 2019
Elderly	109	-72%
Disabled	332	-61%
Single-member Households	380	-63%
Families	393	-56%
Total	**773**	**-60%**

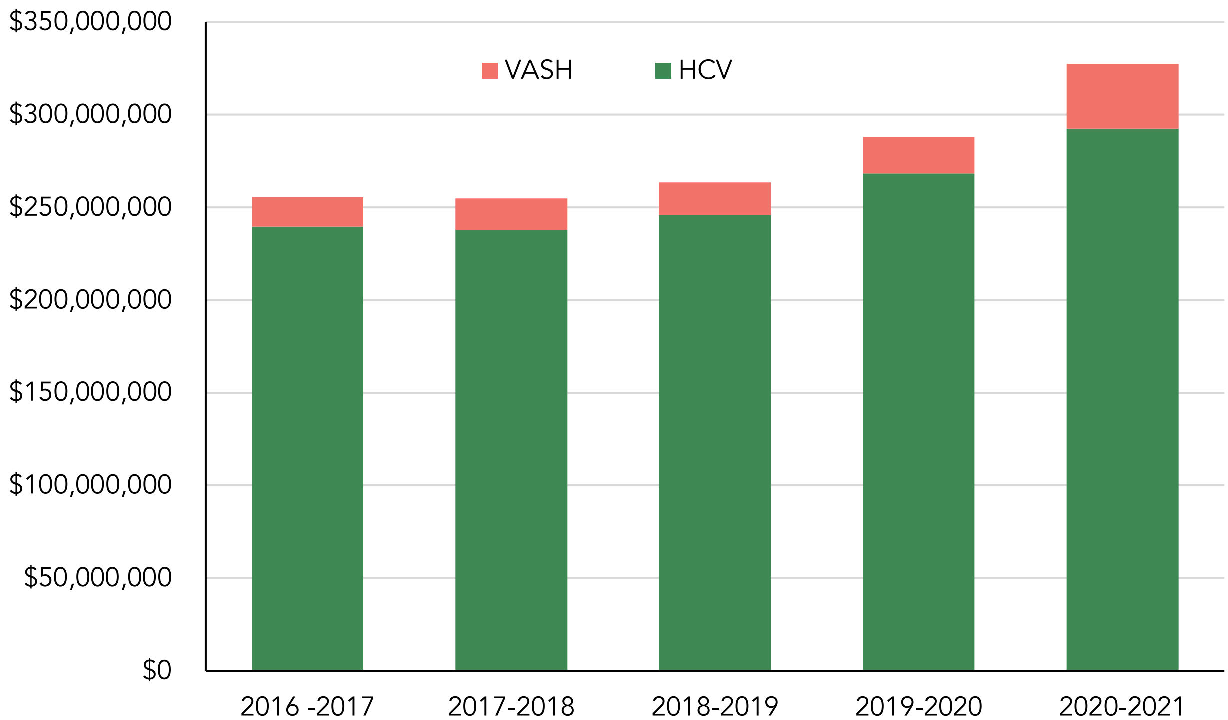
**Households can fall into more than one category so total will not sum.*

TABLE 37: LACDA VOUCHER WAITING LIST* (2020)

	# of Households	% Change from 2019
Elderly (Head of Households only)	10,612	+6%
Disabled (Head of Households only)	5,655	+2%
Disabled (Head of Households or Spouse)	11,137	+1%
Single-member Households	14,374	+0.2%
Families	23,013	+0.1%
Total	**37,387**	**+0.1%**

**Households can fall into more than one category so total will not sum.*

FIGURE 38: LACDA HCV AND VASH FUNDING (2016-2020)



Year	Voucher Type	HCV	VASH	Total
2016-2017*	Tenant-Based	$233,366,419	$14,993,038	**$248,359,457**
	Project-Based	$6,350,327	$630,468	**$6,980,795**
2017-2018*	Tenant-Based	$230,003,318	$16,444,257	**$246,447,575**
	Project-Based	$7,867,888	$633,398	**$8,501,286**
2018-2019*	Tenant-Based	$230,601,125	$16,615,407	**$253,216,532**
	Project-Based	$9,305,067	$821,806	**$10,126,873**
2019-2020*	Tenant-Based	$258,078,380	$18,789,441	**$276,867,821**
	Project-Based	$10,175,218	$992,391	**$11,167,609**
2020-2021*	Tenant-Based	$278,381,716	$2,856,395	**$281,238,111**
	Project-Based	$13,957,387	$32,095,499	**$46,052,886**

**Funding period is from April to March of following year.*

More than 1,185 tenants exited from voucher programs in 2020, a 24 percent decrease from 2019.[54] More households may have stayed in place as a result of COVID-19 as a family's ability to look for prospective units was limited by the stay-at-home order. Reasons for exits include the following and are summarized in Table 38:

- The majority (81 percent) of exits from tenant- and project-based vouchers were the result of self-termination, the death of the tenant, or program violations;
- Across all programs, the number of households who became self-sufficient and left the voucher program increased three (3) percent in 2020 from 2019;
- The most common reason for exit from VASH was self-termination followed by termination due to program violations, a trend that has held true since 2017;[55] and
- Almost three out of four CoC program participants who left the program in 2020 exited the program due to program violations, a fourfold increase from 2019, due to clients' non-response to annual reexaminations, abandonment of unit, and/or tenant housing quality inspection violations.

TABLE 38: LACDA TENANT REASONS FOR LEAVING VOUCHER PROGRAMS (2020)

	Voucher Program*	VASH Program*	CoC Program	Section 8 Family Unification Program
Deceased	324	35	12	0
End of Program	12	0	0	0
Ineligible for Program	3	0	0	2
Program Violation	217	56	69	4
Self-Termination	179	62	4	1
Voucher Expired**	75	12	5	2
Self-Sufficient	91	17	3	0
Total	**901**	**182**	**93**	**9**

**Reflects tenant- and project-based vouchers.*
***Voucher expires when voucher holders attempt to move and are unable to find new housing that was affordable and managed by landlords willing to accept vouchers within the time frame allowed by the LACDA.*

[54] In general, when households leave voucher programs, their vouchers remain in the program and become available to other households in need of rental assistance.
[55] 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.

Regional Housing Need Allocation (RHNA)

For the Fifth Revision of Los Angeles County's Housing Element, the Southern California Association of Governments (SCAG) allocated more than 27,000 homes to unincorporated areas of the county. Forty-three (43) percent of the homes to be built during the Fifth Housing Element Cycle (2014-2021) must be affordable to those earning 80 percent or less of Area Median Income (AMI). By the end of 2020, the County had met 26 percent of its RHNA allocation, a majority of which was housing intended for above moderate-income households. See Table 39 below for the number of homes that have been permitted in each income group since 2014 in Unincorporated Los Angeles County.

TABLE 39: REGIONAL HOUSING NEED ALLOCATION PERMITS ISSUED (2014-2020)

Income Level	RHNA Allocation*	2014 (Year 1)	2015 (Year 2)	2016 (Year 3)	2017 (Year 4)	2018 (Year 5)	2019 (Year 6)	2020 (Year 7)	% RHNA Met
Very Low	7,404	159	32	35	354	38	54	62	10%
Low	4,281	0	0	0	108	14	107	228	11%
Moderate	4,930	0	0	0	0	19	0	0	0.4%
Above Moderate	10,825	513	1,790	620	622	562	1,130	669	55%
Total	**27,440**	**672**	**1,822**	**645**	**1,084**	**633**	**1,291**	**959**	**26%**

**The County RHNA allocation was adjusted due to the annexation of unincorporated territory by the City of Santa Clarita.*

Department of Health Services

The Los Angeles County Department of Health Services (DHS) Housing for Health (HFH) division provides housing and supportive services to homeless clients with physical and/or behavioral health conditions, high utilizers of County services, and other vulnerable populations. Permanent supportive housing, the cornerstone of HFH's approach, includes decent, safe, and affordable housing linked to Intensive Case Management Services (ICMS). These on-site or roving field-based supportive services—along with access to medical and behavioral health care—are integral to achieving housing stability, improved health statuses, and greater levels of independence and economic security. ICMS is client-centered and employs a "whatever it takes approach" to assist clients in their transition from homelessness to permanent housing.

In February of 2014, HFH launched the Flexible Housing Subsidy Pool (FHSP), operated by nonprofit Brilliant Corners to provide rental subsidies in a variety of housing settings, including project-based and scattered-site housing. The FHSP was designed so that other funders, including other County departments, would be able to add funds to serve clients that they prioritize for housing. Previously, funding for the FHSP currently came from DHS, the Department of Mental Health, the Probation Department, the Homeless Prevention Initiative, the CEO's Homeless Initiative, and from the Board of Supervisors. The initial multi-agency approach evolved, and FHSP's current funding stream comes primarily from Measure H via the CEO's Homeless Initiative and general fund appropriations by the Board of Supervisors.

This section of the Report includes information on HFH's permanent supportive housing and rapid re-housing programs, including the Breaking Barriers rapid rehousing program. In addition, the tables below include clients served on behalf of the Office of Diversion and Reentry, which leverages HFH's infrastructure to provide permanent supportive housing to individuals exiting the criminal justice system. These programs are supported in part by the County's Flexible Housing Subsidy Pool (FHSP).

The Housing and Jobs Collaborative (HJC) is a rapid rehousing program implemented in early 2016 that connects individuals experiencing homelessness to affordable permanent housing through a tailored package of services that includes flexible term rental subsidies, ICMS, and employment services.

The Office of Diversion and Reentry (ODR) was created by the Board of Supervisors in September 2015 to develop and implement county-wide criminal justice diversion for persons with mental and/or substance use disorders and to provide reentry support services. ODR is another division within DHS that focuses on permanent supportive housing and Higher Levels of Care for their clients. The goals of ODR include reducing the number of mentally ill inmates in the Los Angeles County Jails, reducing recidivism, and improving the health outcomes of justice involved populations who have the most serious underlying health needs.

Tables 40 through 46 provide a summary of DHS's housing subsidies and services. Highlights include:

- The DHS permanent housing program provided housing subsidies and services to almost 19,000 individuals in 2020, a 17 percent increase from 2019 (see Table 42);

- DHS connected 5,209 individuals with housing subsidies and services in 2020 and expects to serve 2,000 more individuals in 2021 (see Table 42);
- The significant increase (51 percent) in the number of individuals who are 70 years of age or older assisted by DHS is a direct result of the COVID pandemic emergency efforts to mobilize homeless system resources to house those most at-risk (see Table 45); and
- Forty-one (41) percent of rental subsidies used to house individuals in the DHS permanent housing program are from the Flexible Housing Subsidy Pool (FHSP) and 34 percent of rental subsidies are federal vouchers from the Housing Authority of the City of Los Angeles (HACLA) (see Table 43).

TABLE 40: DHS HOUSING FOR HEALTH BUDGETS (FY2020-FY2021)

	Amount*	% Change from FY2019
Permanent Supportive Budget	$130,502,549	+8%
Rapid Re-Housing Budget	$6,733,200	-52%*

**Funding amounts are estimates. Note: DHS has stopped taking on additional rapid rehousing clients as of summer 2020 to work towards transitioning existing rapid rehousing clients to independence, permanent housing subsidies, or on to more appropriate low-acuity program administered through LAHSA rather than DHS.*

TABLE 41: DHS HOUSING FOR HEALTH AVERAGE COST PER TENANT* (FY2020)

Forms of Assistance	Amount	% Change from FY2019
Permanent Supportive Housing (local voucher)**	**$26,604**	**+5%**
Rent Subsidy	*$17,904*	*+7%*
Tenancy Support Services	*$3,300*	*0%*
Intensive Case Management Services	*$5,400*	*0%*
Permanent Supportive Housing (federal voucher)	**$5,400**	**0%**
Intensive Case Management Services	*$5,400*	*0%*
Rapid Re-Housing	**$24,072**	**0%**
Rent Subsidy	*$15,372*	*+0.39%*
Tenancy Support Services	*$3,300*	*-2%*
Intensive Case Management Services	*$5,400*	*0%*

**Does not include upfront move in costs.*
***Average cost per tenant takes intensive case management services, rental subsidy, and rental subsidy admin cost into consideration.*

TABLE 42: DHS HOUSING FOR HEALTH PROGRAM

	# of Individuals	% Change from 2019
Total Number of Individuals Connected to Housing Subsidy and/or Services in 2020	**18,865**	**+17%**
Permanent Supportive	*18,480*	*+23%*
*Rapid Re-Housing**	*385*	*-66%*
Number of Individuals Newly Connected to Housing Subsidy and/or Services in 2020	**5,209**	**-17%**
Permanent Supportive	*5,209*	*-15%*
*Rapid Re-Housing**	*0*	*-100%*
Number of Individuals Projected to Serve in in 2021	**21,252**	**+19%**
Permanent Supportive	*21,252*	*+24%*
*Rapid Re-Housing**	*0*	*-100%*

**DHS has stopped taking on additional rapid rehousing clients as of summer 2020 to work towards transitioning existing rapid rehousing clients to independence, permanent housing subsidies, or on to more appropriate low-acuity program administered through LAHSA rather than DHS.*

TABLE 43: RENTAL SUBSIDIES IDENTIFIED FOR DHS CLIENTS* (2020)

		# of Rental Subsidies	% of Subsidies	% Change from 2019
Flexible Housing Subsidy Pool (FHSP)	Tenant	6,801	36%	-4%
	Project-Based	906	5%	-4%
HACLA**	Tenant	2,521	13%	+24%
	Project-Based	3,887	21%	+46%
LACDA**	Tenant	2,517	13%	+42%
	Project-Based	601	3%	+97%
Housing Authority of the City of Long Beach**	Tenant	109	0.6%	+20%
	Project-Based	154	0.8%	+114%***
Other Public Housing Authorities and HUD**	Tenant	34	0.2%	-11%
	Project-Based	173	0.9%	+27%
MHSA Trust Fund	Tenant	0	0%	0%
	Project-Based	274	2%	+3%
LAHSA	Tenant	400	2%	+127****
	Project-Based	177	0.9%	-11%
Other County Resources	Tenant	40	0.2%	+900%*****
	Project-Based	0	0%	0%
ICMS Services Only	Tenant	183	1%	+4,475%
	Project-Based	88	0.4%	N/A
Total		**18,865**	**100%**	**+18%**

**This table represent new and existing Housing for Health Clients in 2020. Inclusive of all Housing for Health rental subsidies.*
***Federal vouchers.*
****This significant increase is due to two new project-based housing sites that opened in 2020.*
*****This increase is due to LAHSA Tenant Based Rental Assistance (TBRA) partnerships where four ICMS agencies were able to link clients to new vouchers.*
******This increase is due to DPSS General Relief program clients and Board & Care Facility (FHSP) clients who became hospitalized long-term who may have returned to housing.*

TABLE 44: GENDER OF HOUSING FOR HEALTH CLIENTS (2020)

	# of Individuals	% Change from 2019
Female	7,797	+21%
Male	10,841	+16%
Transgender	189	+24%
Genderqueer	22	+69%
Unknown	16	+300%
Total	**18,865**	**+18%**

TABLE 45: AGE CATEGORIES OF HOUSING FOR HEALTH CLIENTS (2020)

	# of Individuals	% Change from 2019
18-29	2,147	+8%
30-39	3,070	+16%
40-49	3,074	+13%
50-59	4,931	+11%
60-69	4,363	+31%
70+	1,249	+51%
Unknown	31	-18%
Total	**18,865**	**+18%**

TABLE 46: RACE/ETHNICITY* OF HOUSING FOR HEALTH CLIENTS (2020)

	# of Individuals	% Change from 2019
Black	8,335	+17%
Latino	5,372	+18%
White	7,378	+19%
American Indian	295	+17%
Asian/Pacific Islander	500	+25%
Unknown	1,015	+12%
Other	1,342	+22%

**Clients may identify with more than one category. Therefore, the sum of each row will not equal the total number of individuals served.*

Department of Mental Health

DMH Permanent Supportive Housing

Since the 1990s, the Department of Mental Health (DMH) has continued to grow its Permanent Supportive Housing (PSH) inventory for individuals who are homeless and have a serious mental illness. The current inventory includes affordable housing through five key sources: Mental Health Services Act (MHSA) Capital Investment Program, Capitalized Operating Subsidy Reserve (COSR), Federal Housing Subsidy Unit Program, Legacy Flexible Housing Subsidy Pool Program and Housing for Mental Health Program (see Table 47 below).

TABLE 47: SUMMARY OF HOUSEHOLDS SERVED IN DMH PERMANENT SUPPORTIVE HOUSING (2020)

	Households
Total Number of Households Currently Served*	3,981

Race	
American Indian	65
Asian	59
Black or African American	1,917
Pacific Islander	18
White	1,451
More than One Race or Other	132
Unknown	339
Total	**3,981**

Gender	
Female	1,963
Male	1,849
Queer	2
Transgender	23
Other/Unknown	144
Total	**3,981**

Age	
<18	6
18 - 59	3,206
60+	758
Unknown	11
Total	**3,981**

**Number of households served by MHSA Capital Investment Program, MHSA Capitalized Operating Reserve, Federal Housing Subsidy Unit Program, Flexible Housing Subsidy Pool Program, and the Housing for Mental Health Program.*

The following are descriptions of each program and the people they serve.

MHSA Capital Investment Program—Permanent Supportive Housing

Since 2008, DMH has invested approximately $662 million in capital development that targets homeless individuals with serious mental illness through five MHSA-funded programs: MHSA Housing Program, Local Government Special Needs Housing Program (SNHP), Mental Health Housing Program (MHHP), Alternative Housing Model Program and the No Place Like Home (NPLH) Program. DMH and its network of mental health agencies also provide mental health services to the individuals in MHSA-funded and non-MHSA-funded units. Through the resulting partnerships with developers, on-site service providers and property management companies, DMH has been able to significantly increase the inventory of affordable housing that is available to clients who are homeless and their families.

Of the $662 million invested by DMH, $140 million has gone into the MHSA Housing Program and SNHP, which are administered by the California Housing Finance Agency (CalHFA). DMH invested an initial $50 million in 2017 and additional $65 million in 2018 in the MHHP and Alternative Housing Model Program, which is administered by the Los Angeles County Development Authority (LACDA). This large infusion of funding and partnership with LACDA was a bridge to the NPLH program, which was implemented in 2019. NPLH, which is also administered locally by LACDA, is estimated to have brought approximately $700 million to Los Angeles County for the development of PSH units restricted to individuals who are homeless and have a serious mental illness. In Fiscal Year 2018-19, LACDA released a Notice of Funding Availability (NOFA) making $230 million of the NPLH funds available. However, in response to unexpectedly high demand, LACDA committed $450 million to fund all applications that met the eligibility threshold. After adjusting for projects failing to move forward and those reducing their funding requests, a total of $390 million is currently committed. The increase in funding through the 2018-2019 NPLH NOFA resulted in there being no available funding for FY2019-20. LACDA released a second NOFA with NPLH funds in October 2020, and funding announcements took place in early 2021.

Through its MHSA Capital Investment Program, DMH has funded a total of 135 developments resulting in 3,680 affordable supportive units for individuals who are homeless and have a serious mental illness. Of the 135 funded developments, 48 were operating and occupied as of December 31, 2020 providing 983 units of permanent housing.

Table 48 and Figures 39 through 41 reflect DMH's capital investments in affordable housing in 2020. Items of note include:

- The average capital development subsidy for supportive housing declined by $1,517 per unit from 2019 (see Table 48);
- DMH has invested in almost 9,000 affordable homes, of which 3,680 are affordable supportive homes (see Figure 39); and
- A total of 117 affordable supportive units opened in 2020 (see Figure 40).

TABLE 48: DMH CAPITAL INVESTMENTS (2020)

	Amount	Change from 2019
2020 Capital Budget	$50,000,000	+100%
Avg. Subsidy per Home for Supportive Housing (Permanent Financing)*	$180,760	-$1,517

**The average cost per unit was calculated using data from DMH's entire portfolio of capital investments.*

FIGURE 39: DISTRIBUTION OF DMH FUNDED AFFORDABLE SUPPORTIVE HOMES BY SD

SD	Developments*	Affordable Homes	Affordable Supportive Homes**
SD 1	26	1,779	767
SD 2	59	4,283	1,761
SD 3	32	1,661	772
SD 4	11	798	226
SD 5	7	398	154
County	**135**	**8,919**	**3,680**

**Includes developments not yet placed in service.*

**This is a subset of the number of affordable homes.*

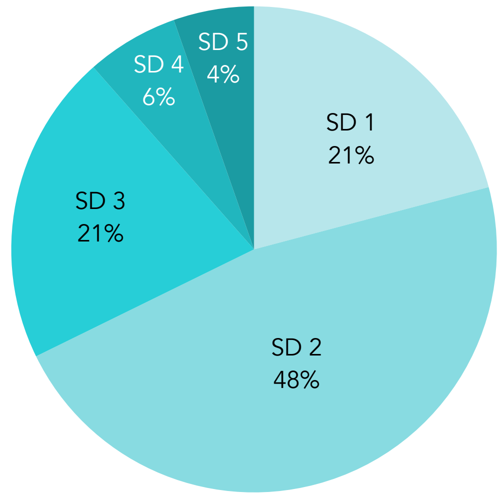


FIGURE 40: DMH-FUNDED AFFORDABLE SUPPORTIVE HOMES BY YEAR OPENED (2018-2020)

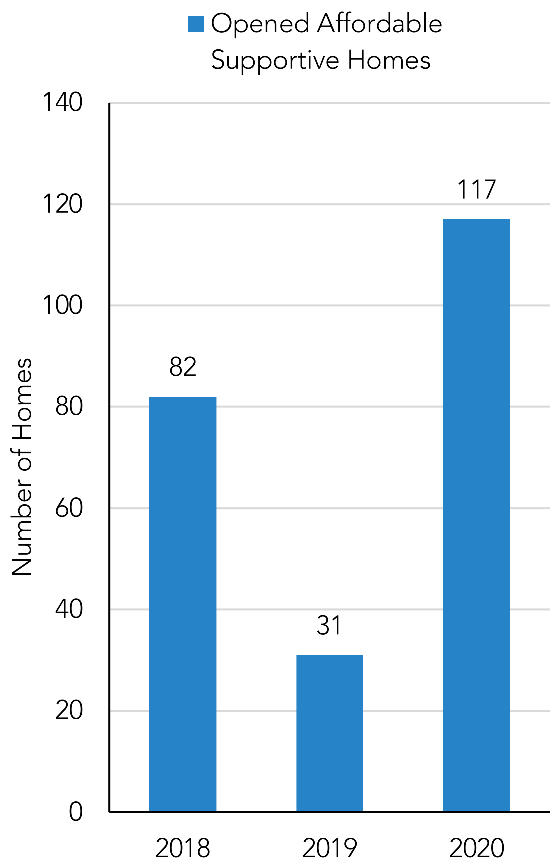
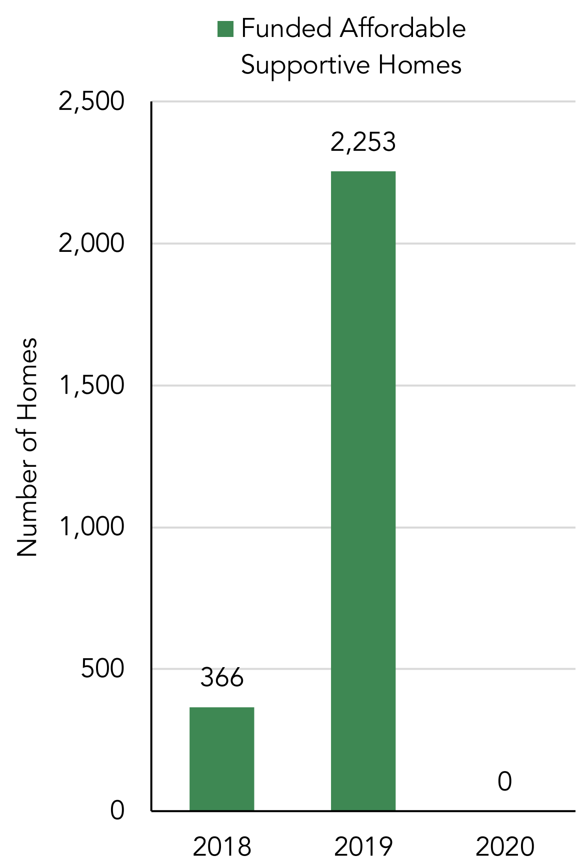


FIGURE 41: DMH-FUNDED AFFORDABLE SUPPORTIVE HOMES BY YEAR FUNDED (2018-2020)



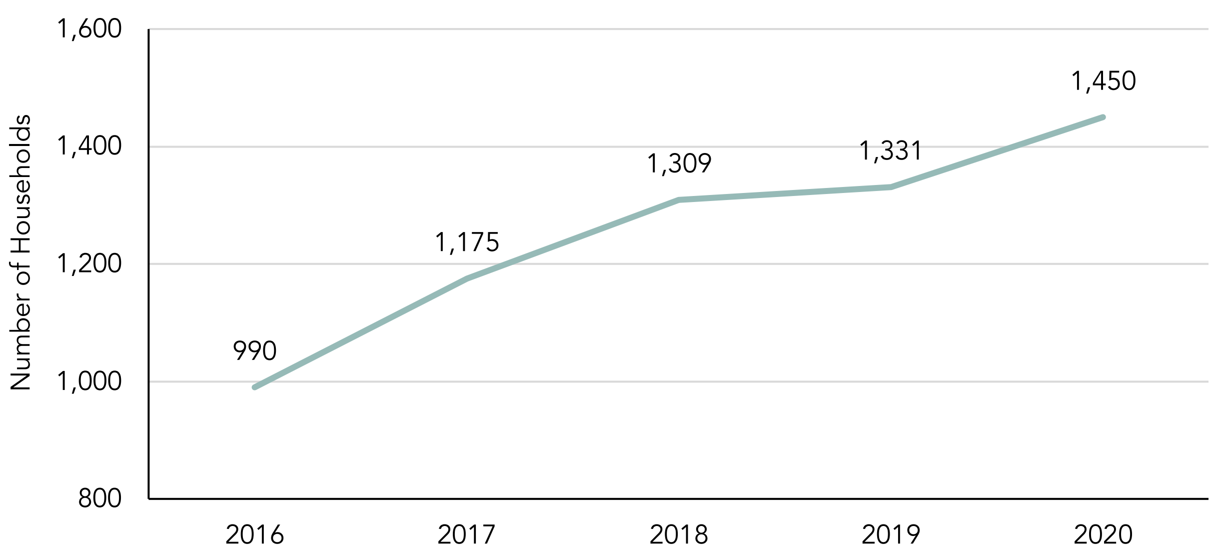
Tables 49 and 50 and Figures 42 through 45 show the impact of DMH's capital investment program in 2020. Items of note include:

- There was a nine (9) percent increase in the number of households currently housed in 2020 from 2019 (see Table 49);
- Individuals ages 26-59 have made up the majority of those placed in DMH's Capital Investment Program PSH units since 2018 (see Figure 43); and
- Black or African American households have made up 45 percent or more of those served since 2016 (see Figure 45).

TABLE 49: HOUSEHOLDS IN DMH MHSA CAPTIAL INVESTMENT PROGRAM—PERMANENT SUPPORTIVE HOUSING (2020)

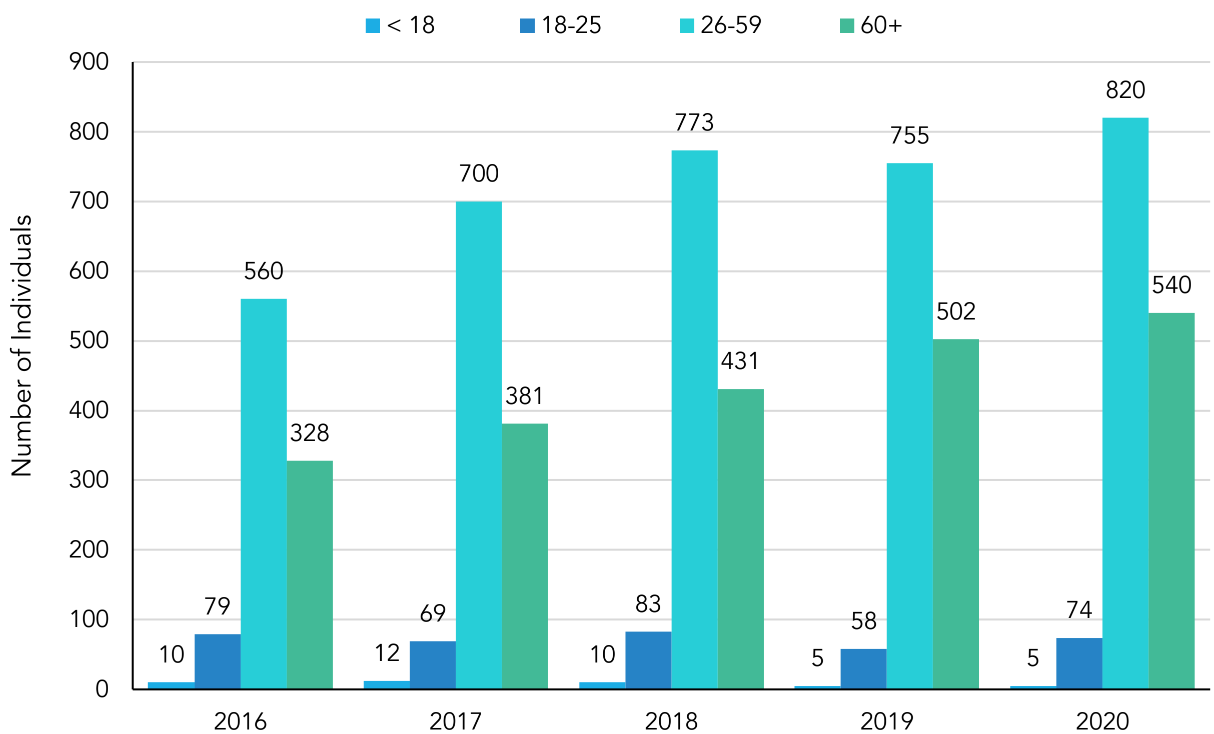
	# of Households	% Change from 2019
Total Number of Households Currently Housed	1,450	+9%
Number of Households Newly Housed	232	+23%

FIGURE 42: HOUSEHOLDS* IN DMH MHSA CAPTIAL INVESTMENT PROGRAM—PERMANENT SUPPORTIVE HOUSING (2016–2020)



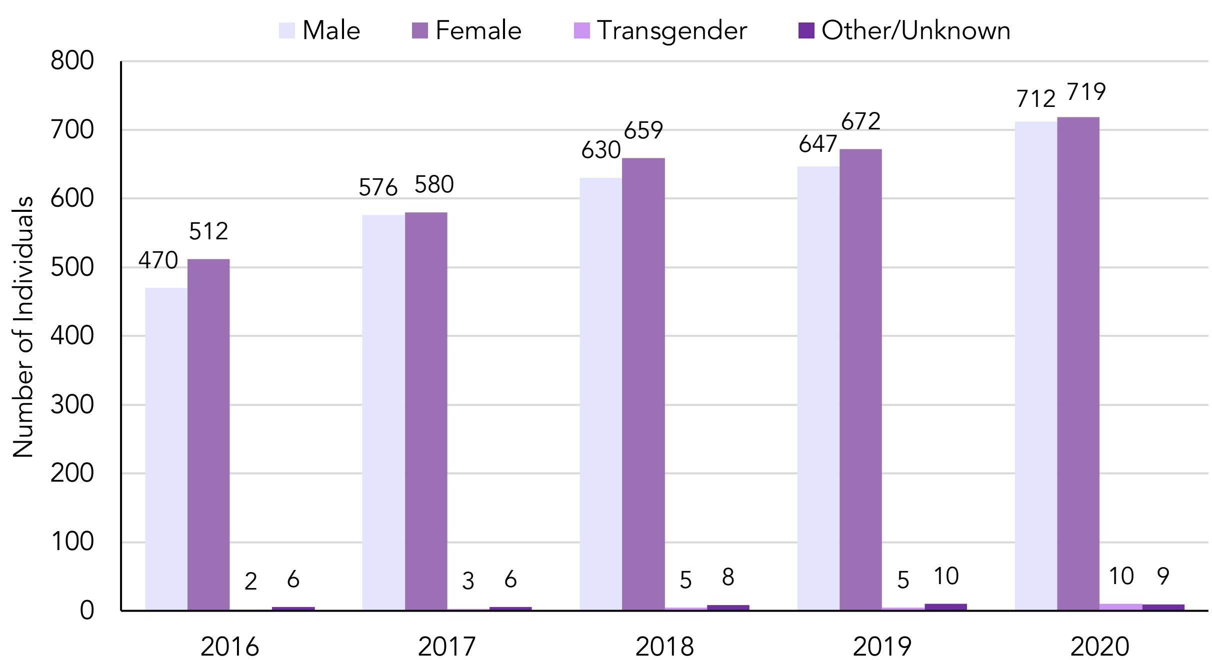
Total number of households housed in each calendar year. Some households may be represented in multiple years.

FIGURE 43: AGE OF INDIVIDUALS* IN DMH MHSA CAPTIAL INVESTMENT PROGRAM—PERMANENT SUPPORTIVE HOUSING (2016–2020)



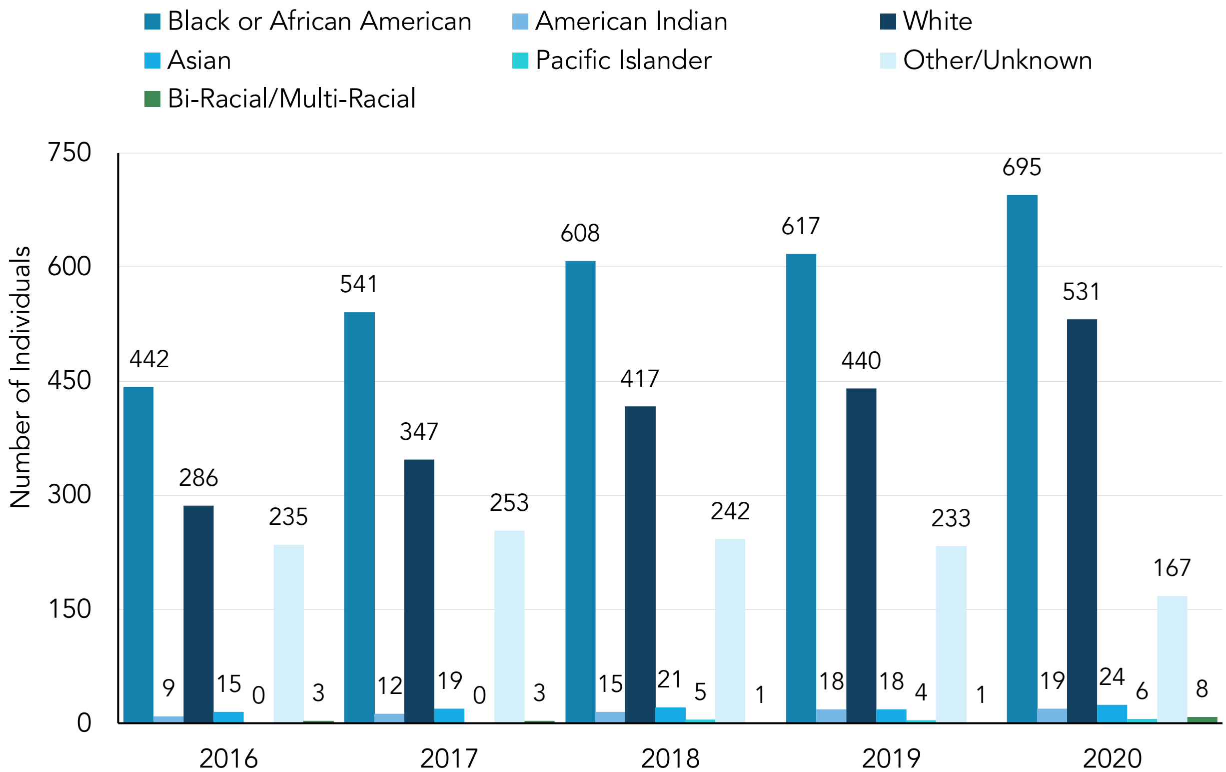
**Total number of individuals housed in each calendar year. Some individuals may be represented in multiple years. Individuals where age was not identified are not represented.*

FIGURE 44: GENDER OF INDIVIDUALS* IN DMH MHSA CAPTIAL INVESTMENT PROGRAM—PERMANENT SUPPORTIVE HOUSING (2016–2020)



**Total number of individuals housed in each calendar year. Some individuals may be represented in multiple years.*

FIGURE 45: RACE OF INDIVIDUALS* IN DMH MHSA CAPTIAL INVESTMENT PROGRAM—PERMANENT SUPPORTIVE HOUSING BY PROPORTION (2016–2020)



**Total number of individuals housed in each calendar year. Some individuals may be represented in multiple years. No individuals identified as Pacific Islander in 2016 or 2017.*

TABLE 50: RACE OF INDIVIDUALS IN DMH MHSA CAPTIAL INVESTMENT PROGRAM – PERMANENT SUPPORTIVE HOUSING (2020)

	# of Individuals	% Change from 2019
American Indian	19	+6%
Asian	24	+33%
Black or African American	695	+13%
Pacific Islander	6	+50%
White	531	+21%
Other/Unknown	167	-28%
Bi-Racial/Multi-Racial	8	+700%

e

MHSA Capitalized Operating Subsidy Reserve

The Capitalized Operating Subsidy Reserve (COSR) is an operating subsidy used in conjunction with designated MHSA-funded PSH units. The purpose of the COSR is to ensure the break-even operation of these PSH units by funding the difference between approved operating expenses and tenant rents for the duration of the initial financing period of 15-20 years. The MHSA Housing Program allowed one-third of the initial allocation of program funds to be used for COSR. COSR funds are set aside at loan closing and are held by CalHFA. COSR was available under the MHSA Housing Program and SNHP. To date, the County has elected not to use NPLH dollars to fund COSR.

During calendar year 2020, seven of the eleven housing developments funded under the MHSA Housing Program used COSR to make the units affordable for the target population. These funds are disbursed annually by CalHFA after reviewing the development's operating costs. However, the disbursements are not automatic and the request for disbursement must be initiated by the housing owner operator based on actual expenses. When CalHFA announced the ending of the SNHP Program at the end of 2018, DMH elected to distribute uncommitted capital funds to replenish the current COSR accounts to ensure continued affordability for an additional 10 to 15 years. Tables 51 and 52 and Figures 46 through 50 describe the impact of the MHSA subsidy in 2020. It is important to note that this data is a subset of the overall MHSA Capital Investment Program data above. Items of note include:

- There was a nine (9) percent decrease in requested COSR funding from 2019 to 2020, which was almost level with 2017 funding (see Table 51);
- Fifty-nine (59) percent of the COSR recipients are under the age of 60 (see Figure 48); and
- Black or African American participants have made up the majority of COSR recipients since 2017 (see Figure 50).

TABLE 51: DMH MHSA COSR PROGRAM EXPENDITURES AS REQUESTED BY DEVELOPERS (2020)

	Amount	% Change from 2019
Funds Utilized	$1,201,605	-9%
Average Cost per Tenant	$5,949	+16%

FIGURE 46: DMH MHSA COSR PROGRAM EXPENDITURES AS REQUESTED BY DEVELOPERS (2017–2020)

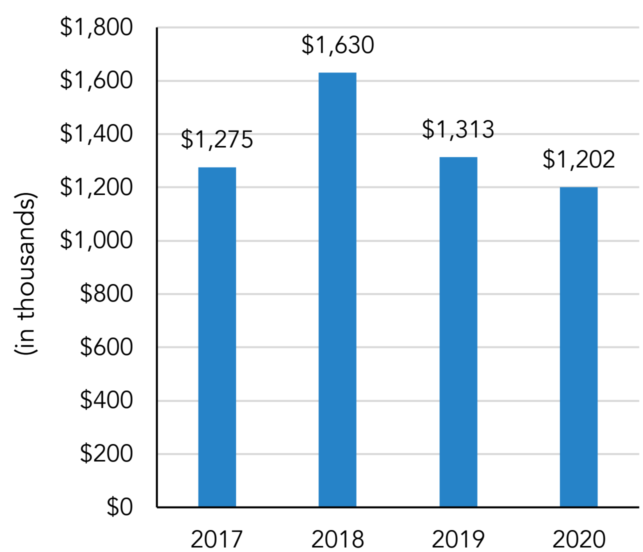


TABLE 52: DMH MHSA COSR SUBSIDIZED HOUSEHOLDS

	# of Households	% Change from 2019
Total Recipients Housed in 2020	231	-16%
Newly Housed Recipients Housed in 2020	26	+4%
Projected Turnover of Recipients in 2021	26	0%

FIGURE 47: DMH MHSA COSR UTILIZATION (2017-2020)

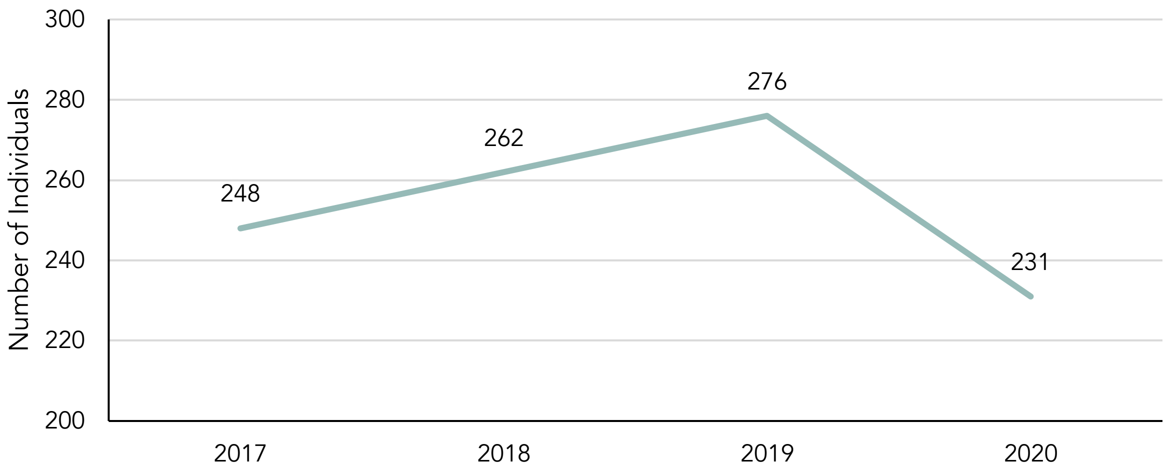
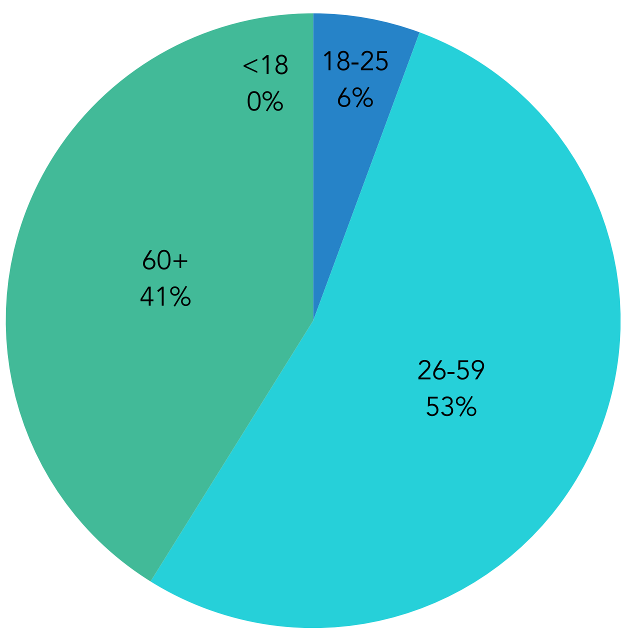
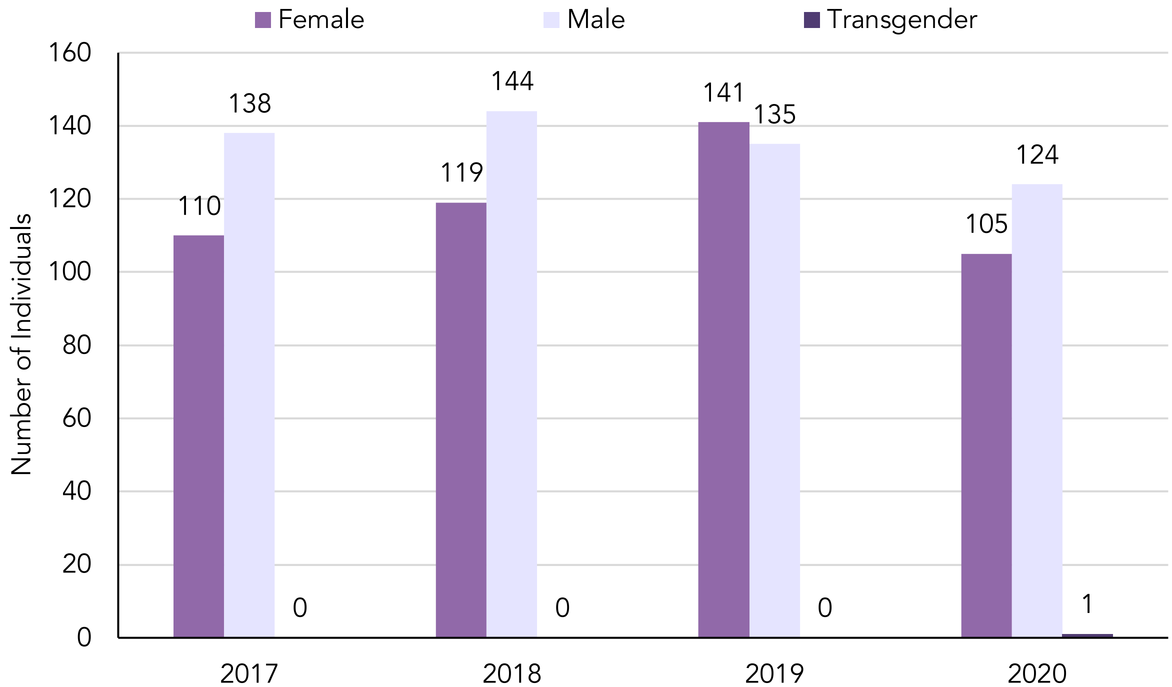


FIGURE 48: AGES OF DMH MHSA COSR RECIPIENTS (2020)



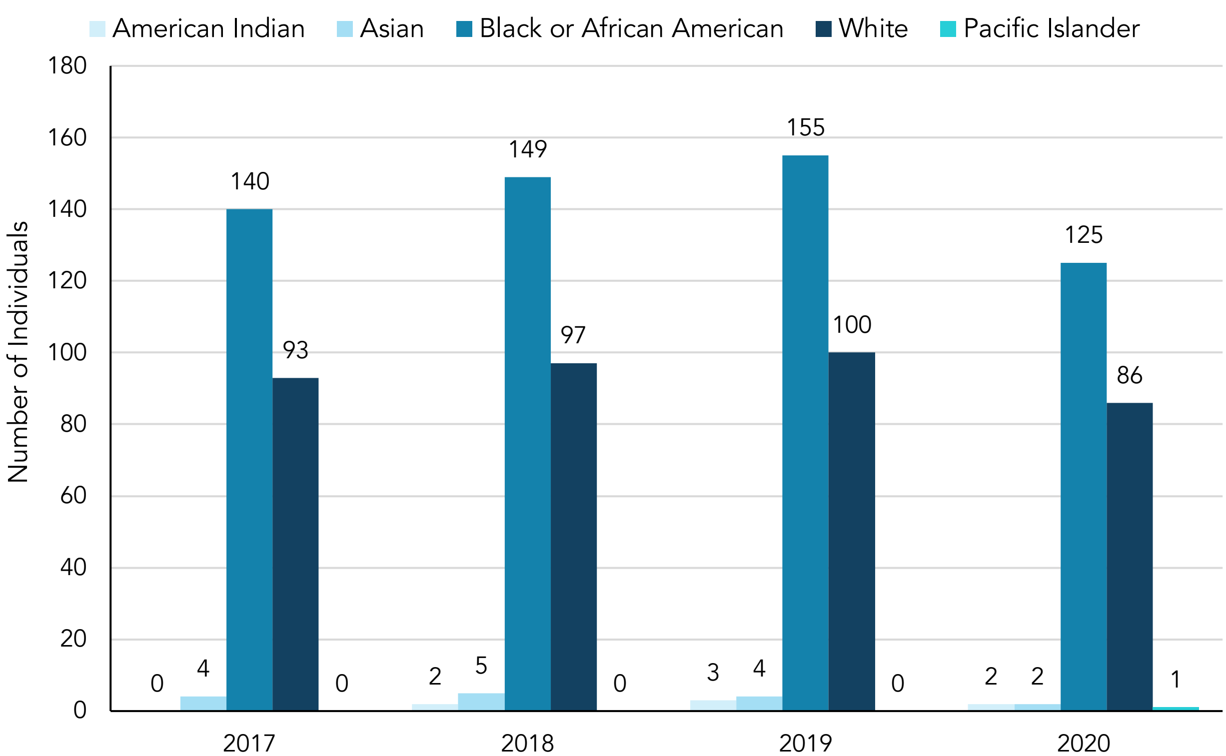
Age Categories	# of Individuals
< 18	0
18-25	13
26-59	123
60+	95

FIGURE 49: GENDER OF DMH MHSA COSR RECIPIENTS* (2017-2020)



Total number of recipients in each calendar year. Some individuals may be represented in multiple years. Individuals where gender was not identified are not represented.

FIGURE 50: RACE OF RECIPIENTS IN IN DMH MHSA COSR RECIPIENTS* (2017-2020)



Total number of recipients housed in each calendar year. Some individuals may be represented in multiple years. Individuals where race was not identified are not represented.

Federal Housing Subsidy Unit Program

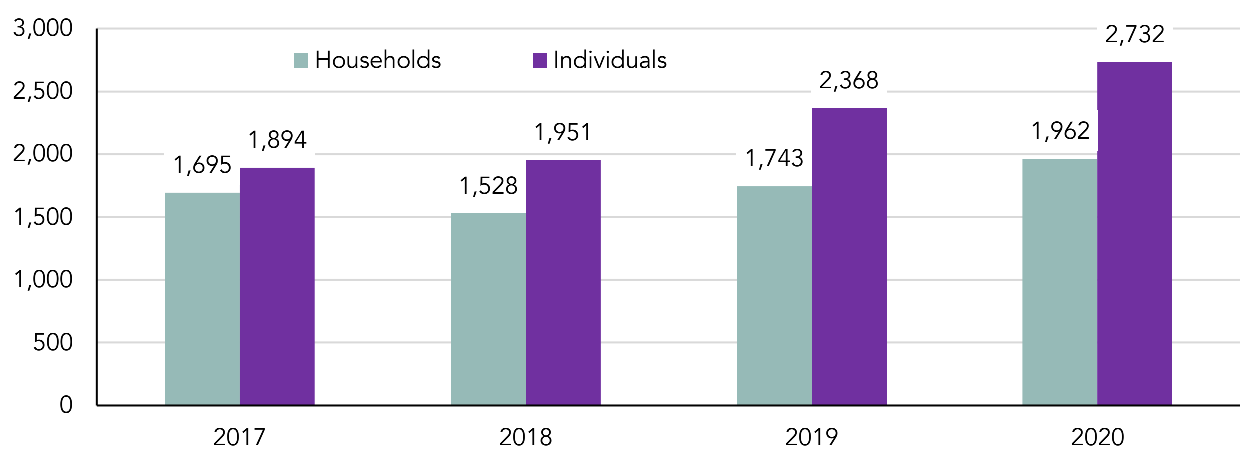
DMH's Federal Housing Subsidy Unit (FHSU) Program provides clients access to federal tenant-based PSH subsidies such as Continuum of Care (CoC), Tenant Based Supportive Housing (TBSH), Homeless Section 8 (HS8) and the Housing Choice Voucher Program (HCVP). FHSU oversees 16 contracts with the City and County Housing Authorities and three contracts in which DMH partners with the Department of Health Services (DHS) and the Los Angeles Homeless Services Authority (LAHSA).[56] Federal subsides make units affordable by allowing clients to pay a limited percentage of their income as rent, with the balance paid to the property owner by the Housing Authority. A summary of FHSU Program outcomes and demographics is shown in Tables 53 through 59 and Figures 51 through 53. Items of note in 2020 include:

- More than 2,700 individuals are currently housed under the FHSU Program, which is 364 more individuals than in 2019. Newly housed individuals total 434 (see Table 53);
- Forty-eight (48) percent of FHSU Program clients used HACLA CoC certificates (see Table 54);
- More than half of FHSU Program clients are people of color (see Table 57 and Figure 53); and
- More than 70 percent of rental subsidy recipients are between the ages of 40 and 69 (see Table 55 and Figure 52).

TABLE 53: DMH FEDERAL HOUSING SUBSIDY UNIT PROGRAM (2020)

	# of Households/Individuals	% Change from 2019
Total Number of Households Currently Housed	1,962	+13%
Total Number of Individuals Currently Housed	2,732	+15%
Number of Households Newly Housed	330	+39%
Number of Individuals Newly Housed	434	+18%

FIGURE 51: CURRENTLY HOUSED HOUSEHOLDS AND INDIVIDUALS IN FHSU PROGRAM (2017-2020)



[56] Client data for the three contracts that DHS and LAHSA are contract leads for are not included in the DMH data to avoid duplication.

TABLE 54: RENTAL SUBSIDIES UTILIZED BY DMH CLIENTS (2020)

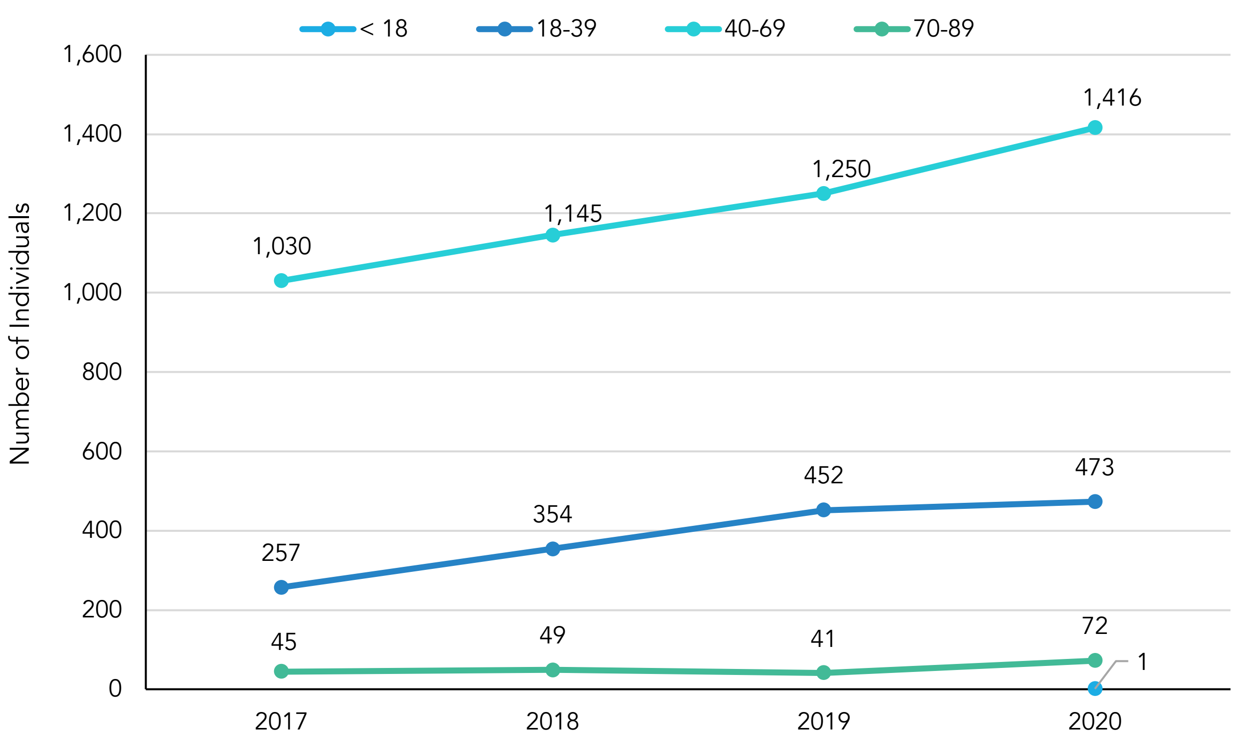
	# of Households	% Change from 2019
HACLA CoC	976	+7%
LACDA CoC	638	+26%
LACDA HCVP	30	N/A
HACLA TBSH	258	+16%
HACLA HS8	129	+28%

TABLE 55: AGES* IN DMH TENANT-BASED PROGRAMS (2020)

	# of Individuals	% Change from 2019
<18	1	N/A
18-29	160	+3%
30-39	313	+6%
40-49	352	+7%
50-59	600	+3%
60-69	464	+36%
70-79	65	+63%
80-89	7	+600%

Age reported is based on head of householder.

FIGURE 52: AGES OF CLIENTS* IN DMH TENANT-BASED PROGRAMS (2017-2020)



**Total number of recipients in each calendar year. Some individuals may be represented in multiple years.*

TABLE 56: GENDER* OF CLIENTS IN DMH TENANT-BASED PROGRAMS (2020)

	# of Individuals	% Change from 2019
Female	1,005	+17%
Male	816	+23%
Transgender	6	+50%
Queer	2	0%
Unknown	133	+34%

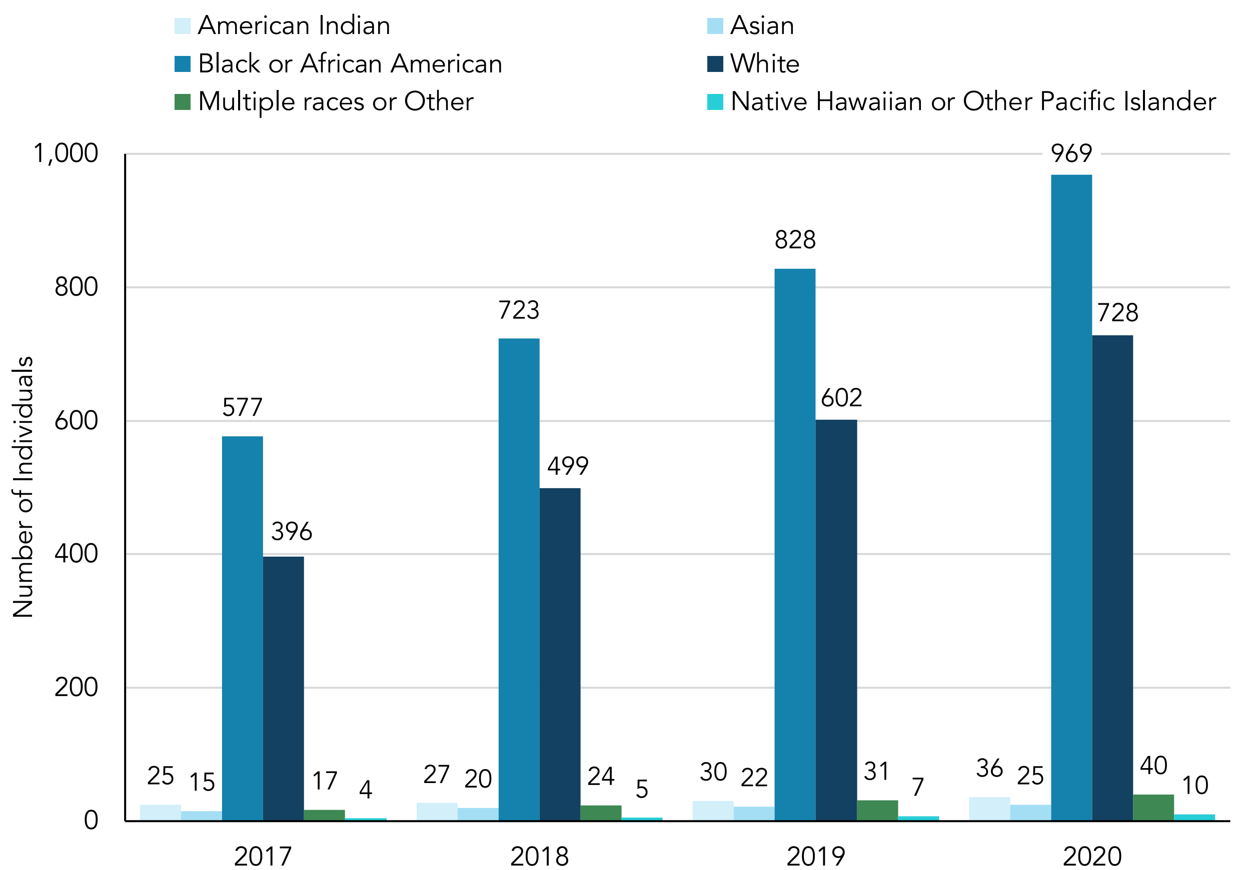
Gender reported is based on head of householder.

TABLE 57: RACE* OF CLIENTS IN DMH TENANT-BASED PROGRAMS (2020)

	# of Individuals	% Change from 2019
American Indian	36	+20%
Asian	25	+14%
Black or African American	969	+17%
White	728	+21%
Native Hawaiian or Other Pacific Islander	10	+43%
Multiple Races or Other**	40	+29%
Client Refused/Unknown	154	+38%

Race reported is based on head of householder.
***Includes individuals who identify as multiple races, other Hispanic or Other Latino, or Central American.*

FIGURE 53: RACE OF DMH CLIENTS* IN TENANT-BASED PROGRAMS (2017-2020)



Total number of clients in each calendar year. Some individuals may be represented in multiple years. Individuals where race was not identified are not represented.

TABLE 58: ETHNICITY* OF CLIENTS IN DMH TENANT-BASED PROGRAMS (2020)

	# of Individuals	% Change from 2019
Non-Hispanic/Latino	1,433	+18%
Hispanic/Latino	373	+22%
Client Doesn't Know/Refused/Unknown	1145	+36%

**Ethnicity reported is based on head of householder.*

TABLE 59: REASONS FOR EXIT FROM DMH TENANT- AND PROJECT-BASED PROGRAM (2020)

	# of Households	% Change from 2019
Completed Program	8	-62%
Criminal Activity/destruction of property/violence	2	0%
Death	34	+26%
Left for a housing opportunity before completing program	5	+67%
Non-compliance with program	7	-53%
Non-payment of rent/occupancy charge	1	-50%
Other	12	+140%
Reached maximum time allowed by program	0	0%
Missing Data	2	-82%
Total	**71**	**-29%**

Legacy Federal Housing Subsidy Pool Program

The Legacy Flexible Housing Subsidy Pool (L-FHSP) Program which is administered by Brilliant Corners on behalf of DMH provides rental subsidies for individuals who are homeless, have a mental illness and do not qualify for federal housing subsidies. In most cases, the individual, along with their case manager, will conduct a housing search to identify potential apartments for rent. After an apartment has been identified, Brilliant Corners will inspect the unit and negotiate a rental contract with the owner. The individual is required to pay 30 percent of their household income toward rent, and the L-FHSP Program will pay the balance directly to the owner/property management company. In addition, the L-FHSP Program covers the cost of the security deposit and household goods. If the individual has zero income at the time of move-in, the program will also pay the monthly utility costs. This program is only available for individuals served through DMH's directly-operated clinics and is often used for individuals that do not meet the requirements for a federal subsidy due to documentation status or criminal justice involvement. A summary of L-FHSP Program outcomes and demographics is shown in Tables 60 through 66 and in Figures 54 through 57. Items of note in 2020 include:

- Fifty (50) households are currently housed under DMH's L-FHSP Program, ten of which are newly housed (see Table 61);
- A majority of program participants (78 percent) are under the age of 60 (see Figure 55);
- Nine (9) percent of households in the program are employed (see Table 66); and
- All of the funding for this program is fully obligated, which is reflected in the number of new people served.

TABLE 60: DMH LEGACY FEDERAL HOUSING SUBSIDY POOL PROGRAM EXPENDITURES* (2020)

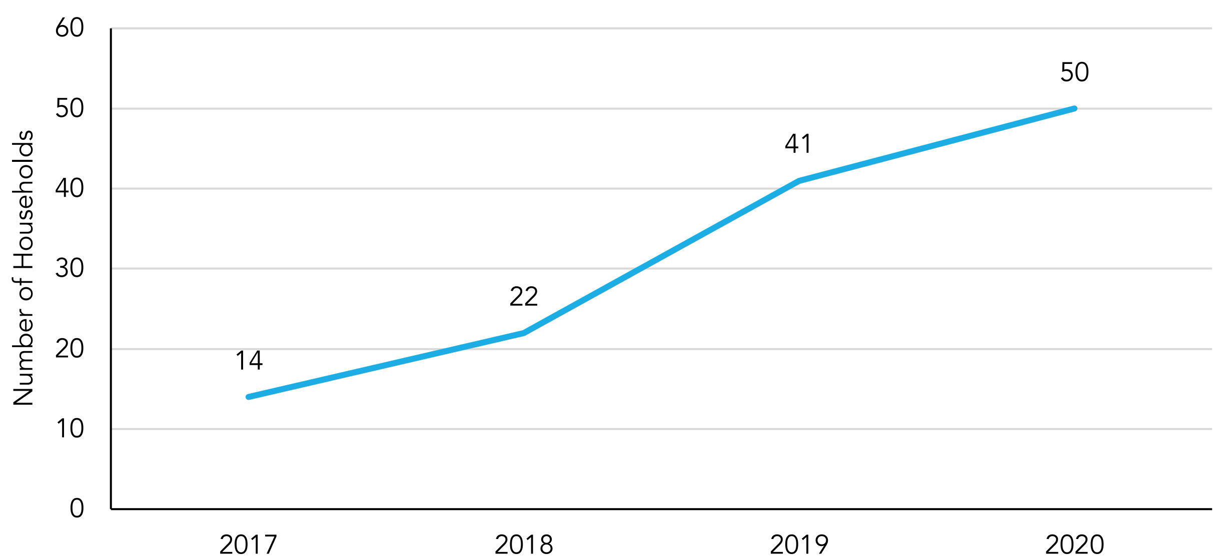
	Amount	% Change from 2019
Funds Utilized	$898,524	+36%
Average Monthly Cost per Tenant*	$1,387	-9%

**Includes security deposits and utilities.*

TABLE 61: DMH LEGACY FEDERAL HOUSING SUBSIDY POOL PROGRAM (2020)

	# of Households	% Change from 2019
Total Number of Households Currently Housed in 2020	50	22%
Number of Households Newly Housed in 2020	10	-47%
Projected Turnover of Households in 2021	3	N/A

FIGURE 54: CURRENTLY HOUSED HOUSEHOLDS* IN LEGACY FEDERAL HOUSING SUBSIDY POOL PROGRAM (2017-2020)



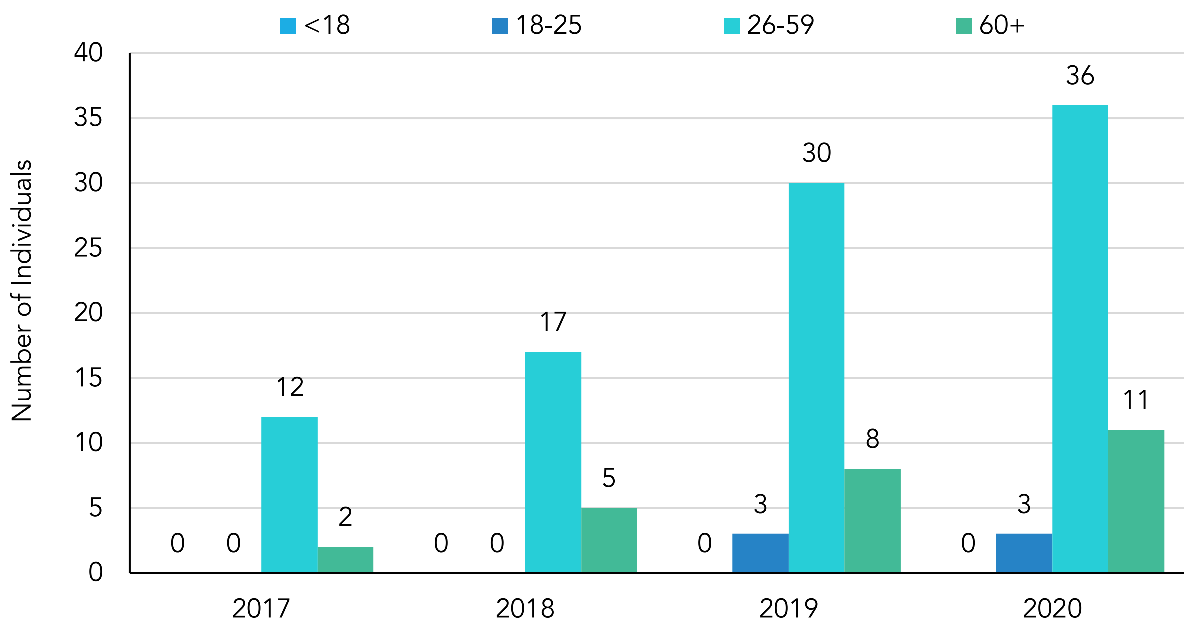
**Total number of households housed in each calendar year. Some households may be represented in multiple years.*

TABLE 62: AGES* OF RECIPIENTS IN DMH LEGACY FEDERAL HOUSING SUBSIDY POOL PROGRAM (2020)

	# of Individuals	% Change from 2019
<18	0	N/A
18-25	3	0%
26-59	36	+20%
60-89	11	+38%

Age reported is based on head of householder.

FIGURE 55: AGES OF RECIPIENTS* IN DMH FHSP SUBSIDIZED UNITS (2017-2020)



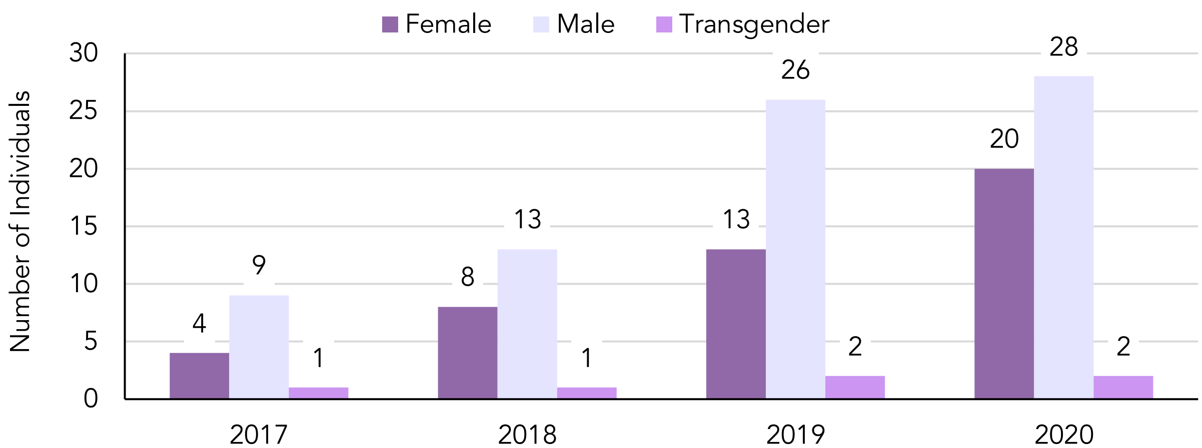
Total number of recipients in each calendar year. Some individuals may be represented in multiple years. Age reported is based on head of householder.

TABLE 63: GENDER* OF RECIPIENTS IN DMH LEGACY FEDERAL HOUSING SUBSIDY POOL PROGRAM (2020)

	# of Individuals	% Change from 2019
Female	20	+54%
Male	28	+8%
Transgender	2	0%

Gender reported is based on head of householder.

FIGURE 56: GENDER OF RECIPIENTS* IN DMH FHSP SUBSIDIZED UNITS (2017-2020)



*Total number of recipients in subsidized units in each calendar year. Some individuals may be represented in multiple years. Gender reported is based on head of householder.

TABLE 64: RACE* OF RECIPIENTS IN DMH LEGACY FEDERAL HOUSING SUBSIDY POOL PROGRAM (2020)

	# of Individuals	% Change from 2019
American Indian	1	N/A
Asian	1	0%
Black or African American	17	+21%
White	20	+11%
Native Hawaiian or other Pacific Islander	11	+38%

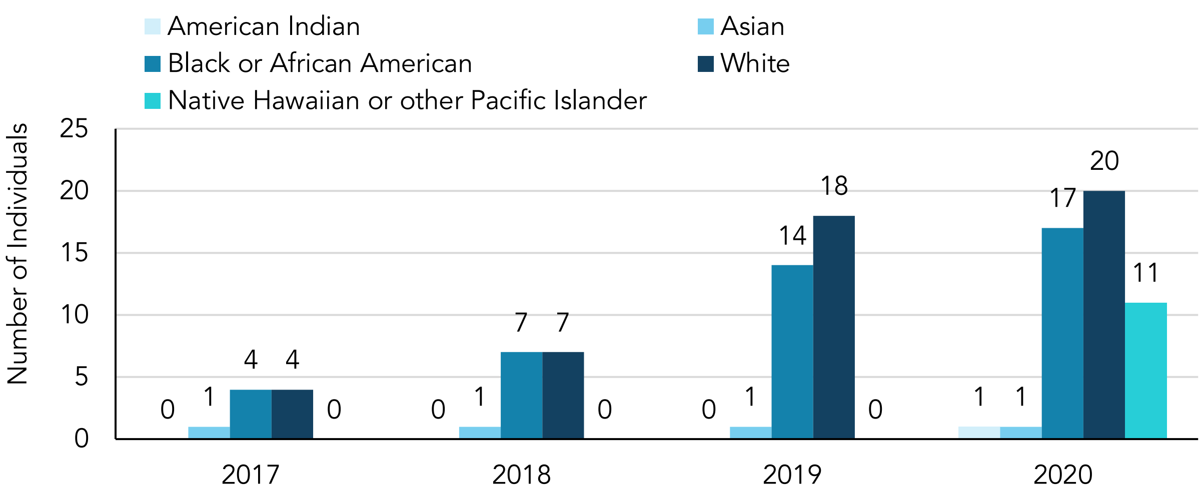
*Race reported is based on head of householder.

TABLE 65: ETHNICITY* OF RECIPIENTS IN DMH LEGACY FEDERAL HOUSING SUBSIDY POOL PROGRAM (2020)

	# of Individuals	% Change from 2019
Non-Hispanic/ Latino	26	+8%
Hispanic/Latino	23	+35%
Unknown	1	N/A

*Ethnicity reported is based on head of householder.

FIGURE 57: RACE OF RECIPIENTS* IN IN DMH FHSP SUBSIDIZED UNITS (2017-2020)



*Total number of recipients in subsidized units in each calendar year. Some individuals may be represented in multiple years.

TABLE 66: HOUSEHOLD INCOME OF DMH FHSP RECIPIENTS AT TIME OF MOVE IN (2020)

Household Income	# of Households
Zero Income	8
Social Security Disability Insurance (SSDI)	8
Supplemental Security Income (SSI)	7
Social Security Retirement (SSR)	5
General Relief (GR)	9
Family/Friend	4
Employment	5
CalWORKs (TANF)	4
Child Support	0
Cash Assistance Program for Immigrants (CAPI)	4

Housing for Mental Health Program

In FY2019-20, $10 million in MHSA funds was set aside to launch the Housing for Mental Health (HFMH) program, which provides funding for rental subsidies, security deposits, utility assistance and household goods. This program targets highly vulnerable individuals with serious mental illness who are enrolled in the Full Service Partnership (FSP) program and are homeless and/or have criminal justice involvement. Twenty percent of housing subsidies are reserved for FSP clients referred by the DHS Office of Diversion and Reentry (ODR). The HFMH program also works in close collaboration with the DHS Intensive Case Management Services (ICMS) program, whose staff work alongside the FSP teams to assist clients with the housing application process, and with Brilliant Corners who serves as the administrator of the HFMH subsidies.

DMH used the $10 million to allocate 413 HFMH housing subsidy vouchers across 17 FSP and ODR programs. The FSP and ODR programs, in turn, refer clients to these HFMH vouchers. As of December 31, 2020, 401 individuals had been referred for HFMH vouchers and 284 had moved into permanent housing including both tenant-based and project-based housing. Significant delays in the completion of several of the housing developments relying on project-based HFMH vouchers, however, has delayed the implementation of the program and reduced the number of clients housed and the amount of funding deployed.

Data on HFMH program funding and investments are shown in Table 67. Data on tenant-based subsidies and recipient demographics are shown in Tables 68 and 69 and Figures 58 through 60. Data on project-based subsidies and recipient demographics are shown in Table 70 and Figures 61 through 63. Items of note for 2020 include:

- Almost a third of the HFMH budget was used for tenant-and project-based subsidies in 2020 (see Table 67);
- Ninety-five percent of those currently housed with tenant-based subsidies were newly housed (198) (see Table 68);
- Only five households in the tenant-based program are over the age of 70 (see Figure 59); and
- Seven out of every ten households in the project-based program are households of color (see Figure 61).

TABLE 67: DMH HOUSING FOR MENTAL HEALTH PROGRAM FUNDING

	Amount
FY2020 Total HFMH Budget	$10,000,000
Funds Utilized for Tenant- and Project-Based Subsidies In CY2020*	$3,074,870
Average Cost of Monthly Rental Subsidy in 2020 (Tenant-Based)	$1,372
Average Cost per Tenant in 2020 (Project-Based)	$1,285

**This is a subset of the total FY2020 HFMH Budget.*

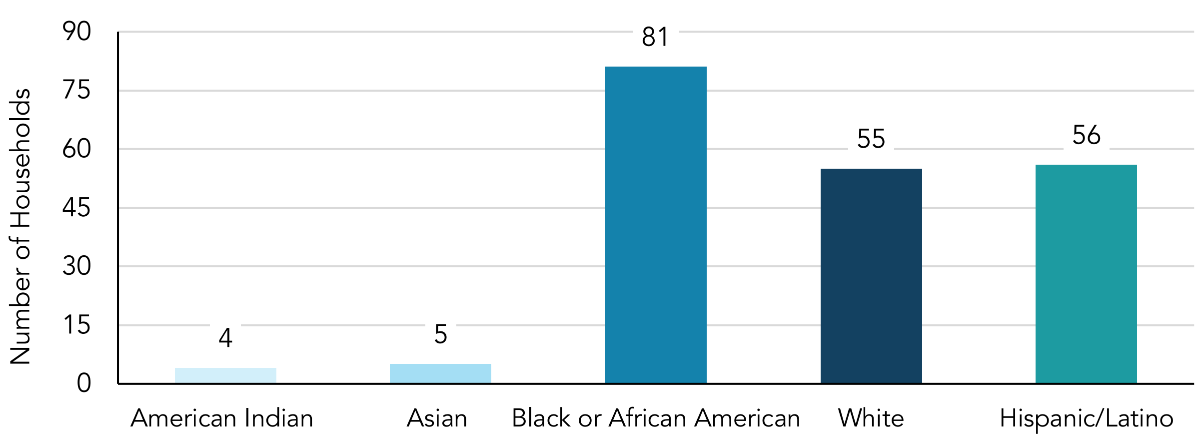
Tenant-Based Subsidies

TABLE 68: DMH HOUSING FOR MENTAL HEALTH TENANT-BASED PROGRAM (2020)

	# of Households
Total Number of Households Currently Housed*	208
Number of Households Newly Housed	198
Number of Subsidies Allocated	304

**HFMH is currently in ramp up. As of December 31, 2020, 208 individuals have been housed and another 96 have been matched to subsidies and are in the housing process.*

FIGURE 58: RACE OF DMH HFMH TENANT-BASED PROGRAM CLIENTS* (2020)



** The households who did not identify a race or their race is unknown are not represented.*

FIGURE 59: AGES IN DMH HFMH TENANT-BASED PROGRAM (2020)

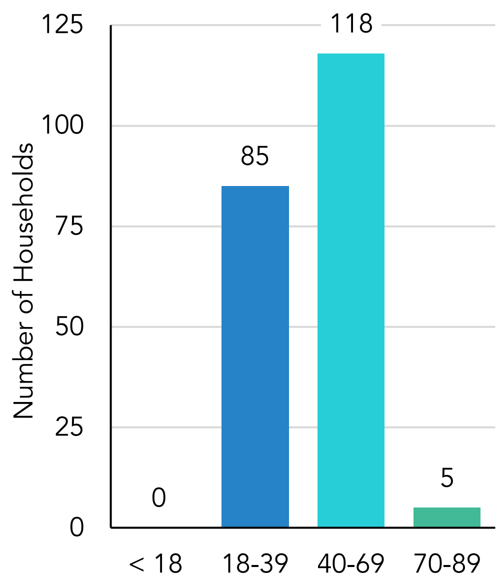


FIGURE 60: GENDER OF DMH HFMH TENANT-BASED PROGRAM CLIENTS (2020)

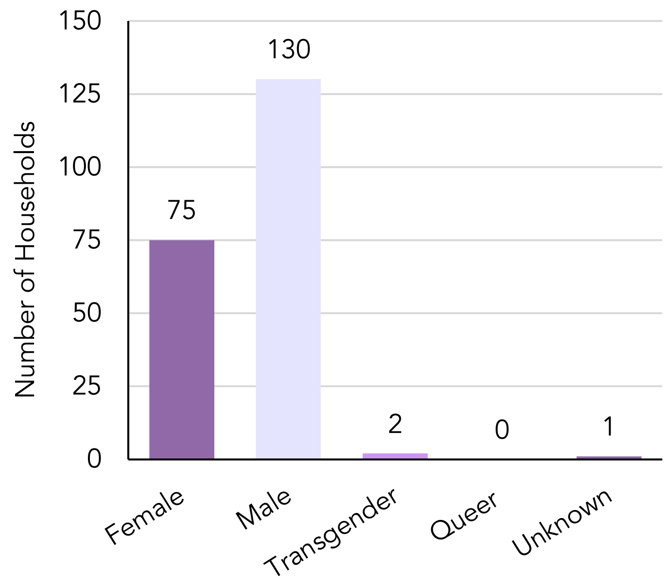


TABLE 69: REASONS FOR EXIT FROM DMH HFMH TENANT-BASED PROGRAM (2020)

	# of Households	% of HFMH Households
Declined Housing Support	1	0.5%
Moved Out of Unit	1	0.5%
Moved Out of County	6	2.8%

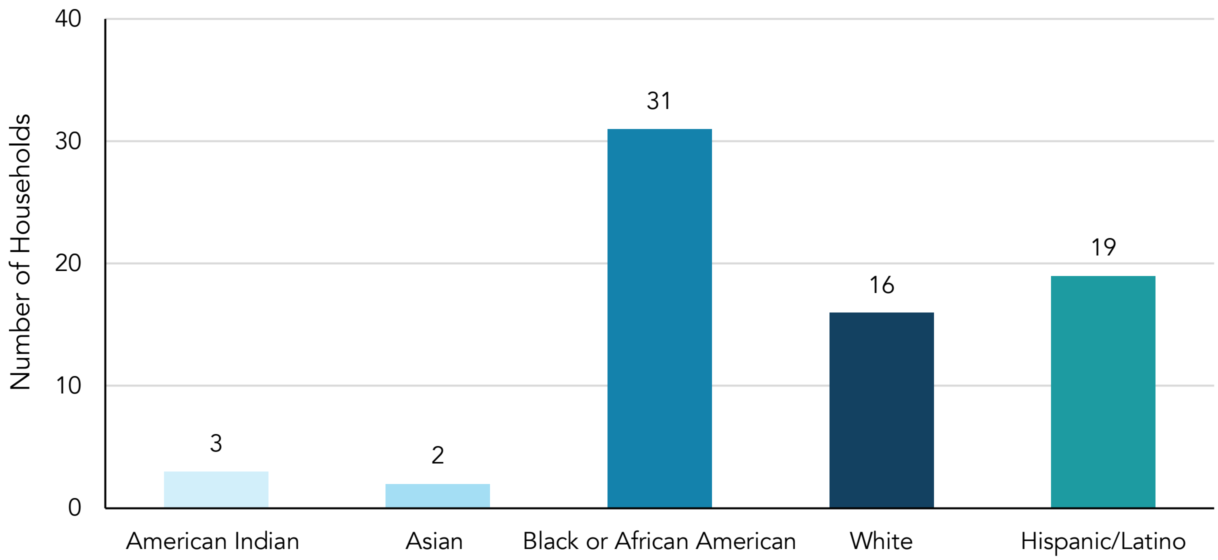
Project-Based Subsidies

TABLE 70: DMH HOUSING FOR MENTAL HEALTH PROGRAM PROEJCT-BASED SUBSIDIES (2020)

	# of Households
Total Number of Households Currently Housed*	76
Number of Households Newly Housed	78
Allocated Number of Households in Project-Based Subsidized Units	109

**Highly vulnerable individuals with a serious mental illness who are enrolled in a Full Service Partnership (FSP) Program and are homeless and/or have criminal justice involvement are recipients of project-based subsidies.*

FIGURE 61: RACE OF RECIPIENTS* IN HFMH PROJECT-BASED SUBSIDIZED UNITS (2020)



The households who did not identify a race or their race is unknown are not represented are not included.

FIGURE 62: AGES IN DMH HFMH PROJECT-BASED PROGRAM (2020)

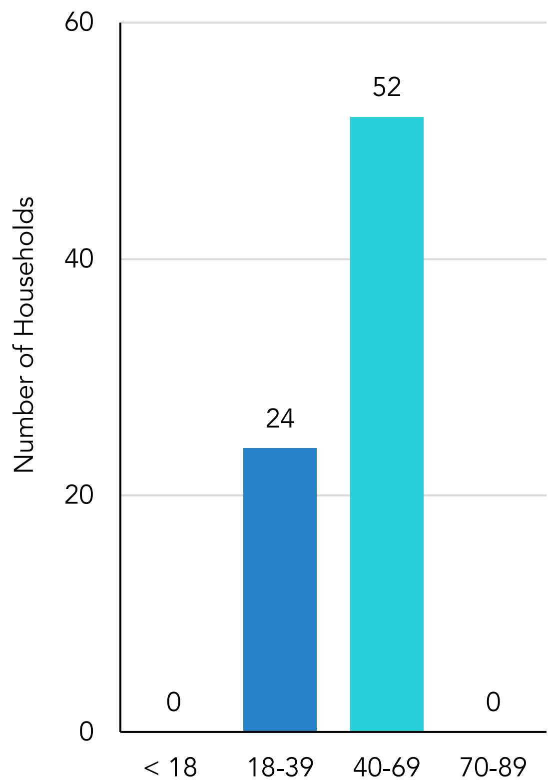
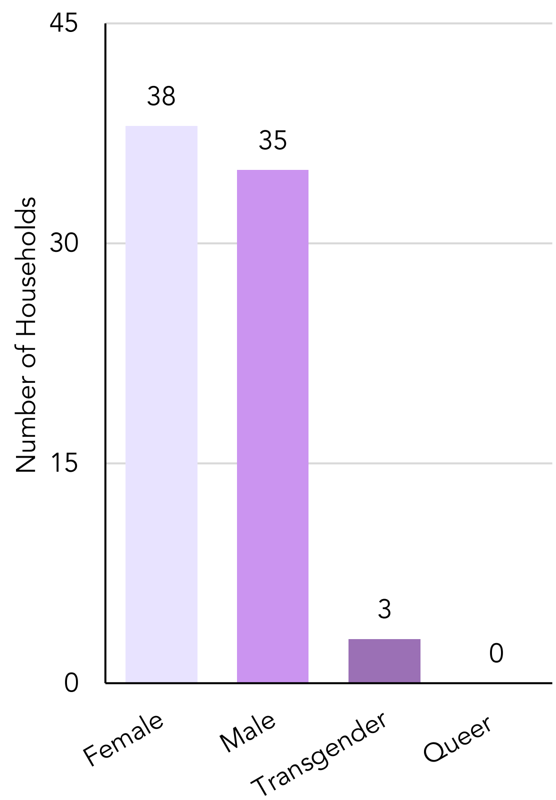


FIGURE 63: GENDER OF RECIPIENTS IN HFMH PROJECT-BASED SUBSIDIZED UNITS (2020)



Department of Consumer and Business Affairs

The Department of Consumer and Business Affairs (DCBA) serves as the administrator of the County's expanded eviction defense program, also known as Stay Housed LA County, funded by Measure H and County Net County Cost to provide low-income tenants living in the county with free limited and full-scope legal representation; short-term rental assistance; and direct tenant outreach, education, and other complementary services to stabilize their housing while facing potential eviction and/or homelessness due to financial hardship.

Due to the onset of the COVID-19 pandemic, DCBA contracted with the Liberty Hill Foundation in June 2020 to quickly launch a Measure H-funded, countywide Emergency Eviction Prevention Program (EEPP) to provide information, education, and free limited legal services to tenants earning up to 80 percent of the area median income and facing potential eviction during the COVID-19 pandemic. The EEPP was launched as a way to immediately address the service delivery needs of vulnerable tenants while the County developed and launched a more comprehensive expanded eviction defense program to serve as the first line of defense for the expected wave of evictions caused by the COVID-19 pandemic.

Additional funding from the Affordable Housing Trust Fund, in the form of Net County Cost, was allocated in August 2020 to fund comprehensive eviction defense services in Los Angeles County with the implementation of the Expanded Eviction Defense Program (EDP). Shortly thereafter, DCBA entered into a contract with the Legal Aid Foundation of Los Angeles to deliver services under the EDP, which include full scope legal representation and short-term rental assistance to households making up to 50 percent of the area median income. Services delivered under the EDP would complement those being delivered via the EEPP.

On September 15, 2020, DCBA in partnership with the Liberty Foundation and the Legal Aid Foundation of Los Angeles formally launched the Stay Housed L.A. County program which consolidates the eviction defense programs EEPP and EDP under one branded, comprehensive County program. Table 71 summarizes activity of the Stay Housed L.A. County program in 2020.

TABLE 71: STAY HOUSED LA COUNTY EXPENDITURES AND ACTIVITY (2020)

	Amount
Expenditures	$1,890,347
	# of Tenants
Connected with Over Phone and Text Message	202,493
Provided with Limited Scope Legal Representation	6,924
Provided with Full Scope Legal Representation	396

Los Angeles Homeless Services Authority

The Los Angles Homeless Services Authority (LAHSA) administers federal, state, and local funds to service providers through the Los Angeles Continuum of Care (LA CoC). As such, LAHSA funds a number of rapid rehousing (RRH) programs that provide limited term rental subsidies that aim to quickly house people experiencing homelessness. Funding for the RRH programs come from a number of sources, including the County of Los Angeles, the City of Los Angeles, and California Housing and Community Development (HCD) Emergency Services Grants (ESG). Tables 72 through 76 and Figure 64 summarize the households and individuals that participated in LAHSA's RRH programs in 2020. Highlights include:

- Active enrollment fell by more than 2,000 individuals from 2019 to 2020[57] and by more than 4,000 from 2018 and 2020, a decrease of 13 percent and 22 percent, respectively (see Table 73);
- The number of households that received rental assistance in 2020 declined by 274 households or seven (7) percent (see Table 73);
- Black or African Americans make up half of the individuals housed in 2020 (see Figure 64); and
- Families are the predominant population housed through the rapid rehousing program 2020 (53 percent), a continuing trend from 2019 (see Table 75).

TABLE 72: LAHSA EXPENDITURES (FY2020)

	Amount	% Change from FY2019
FY2020-21 RRH Budget	$32,445,426	-48%
FY2020-21 Average Cost per Household*	$5,017	-51%
FY2020-21 Average Cost per Individual**	$2,355	-45%

**A household can be one or more persons.*
***An individual is representative of one person.*

TABLE 73: LAHSA RRH PROGRAMS (2020)

	# of Households	% Change in # of Households from 2019	# of Individuals	% Change in # of Individuals from 2019
Actively Enrolled	7,892	-8%	17,362	-13%
Housed*	2,121	-43%	4,989	-26%
Received Rental Assistance**	3,846	-7%	N/A***	N/A

**Participants with a move-in date or exit to a permanent destination.*
***Participants with a move-in date or rental assistance in the reporting period.*
****Move-ins and rental assistance services are only recorded for heads of household.*

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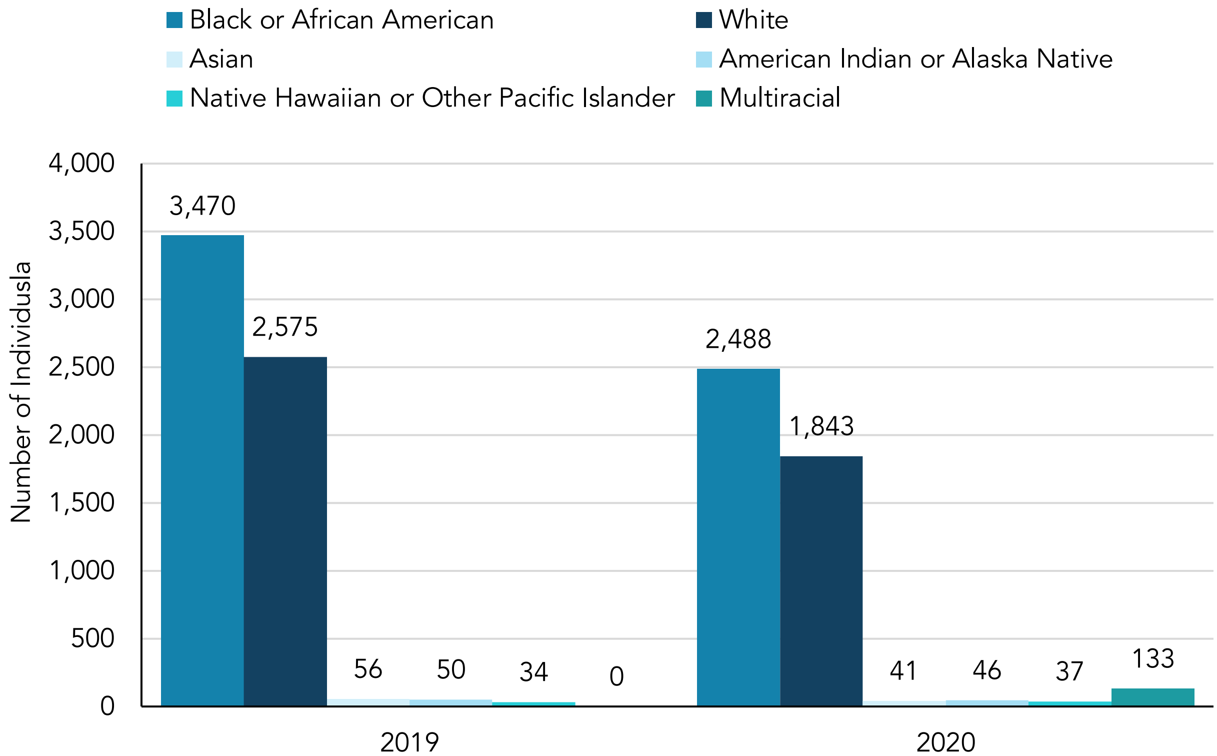
57 The pandemic saw an increase in outside federal funding as well as changes in Measure H funding for the program year. These changes required guidance and clarification that slowed enrollments as new funding sources were added to contracts. In addition, many of the Rapid Recovery Providers took on additional programs and contract with the Rapid Rehousing (RRP) response, a response designed to quickly house individuals with COVID vulnerabilities, which created capacity issues.

FIGURE 64: RACE OF INDIVIDUALS* HOUSED THROUGH LAHSA RRH PROGRAM (2019-2020)



Year	Black or African American	White	Asian	American Indian or Alaska Native	Native Hawaiian or Other Pacific Islander	Multiracial	Unknown**	Total
2019	3,470	2,575	56	50	34	N/A	560	**6,745**
2020	2,488	1,843	41	46	37	133	401	**4,989**

**Includes individuals that were reported as 'client doesn't know', 'NULL', client refused' and 'data not collected' are not represented.*
***Includes individuals that were reported as 'client doesn't know', 'NULL', client refused' and 'data not collected'.*

TABLE 74: ETHNICITY OF INDIVIDUALS HOUSED THROUGH LAHSA RRH PROGRAM (2020)

	# of Individuals	% Change from 2019
Non-Hispanic/Latino	2,928	-29%
Hispanic/Latino	1,892	-24%
Unknown*	169	+21%
Total	**4,989**	**-26%**

**Includes individuals that were reported as 'client doesn't know', 'client refused' and 'data not' collected.*

TABLE 75: TYPES OF HOUSEHOLDS HOUSED THROUGH LAHSA RRH PROGRAM (2020)

	# of Households	% Change from 2019
Families	1,127	-34%
Youth	229	-51%
Adults	765	-9%
Total	**2,121**	**-43%**

TABLE 76: GENDER OF INDIVIDUALS HOUSED THROUGH LAHSA RRH PROGRAM (2020)

Gender	# of Individuals	% Change from 2019
Female	2,769	-30%
Male	2,186	-20%
Transgender	8	-73%
Gender Non-Conforming	6	0%
Client Doesn't Know	6	+500%
Client Refused/Data Not Collected	14	+56%
Total	**4,989**	**-26%**

Section 4. Neighborhood Context for Creating and Preserving Affordable Homes

Overview

Section 4 of the Affordable Housing Outcomes Report assesses neighborhood dynamics such as gentrification and displacement, transit access, and resources and opportunity that can be used to inform the County's affordable housing investments and policies.

Data Sources and Methodology

Gentrification, Displacement, and Exclusion

The analysis in this section uses a methodology for measuring gentrification, displacement, and exclusion at the neighborhood level developed by researchers as part of an inter-university initiative among UCLA, UC Berkeley and Portland State called the Urban Displacement Project (UDP). UDP classifies each census tract in Los Angeles County as one of nine neighborhood typologies: low-income/susceptible to displacement, ongoing displacement of low-income households, at risk of gentrification, early/ongoing gentrification, advanced gentrification, stable moderate/mixed income, at risk of becoming exclusive, becoming exclusive, and stable/advanced exclusive.[58,59]

This analysis uses the UDP methodology to determine how many of Los Angeles County's subsidized affordable rental homes at risk of conversion to market-rate housing are located in areas where their loss could contribute to patterns of displacement and exclusion of low-income people from increasingly resource- and amenities-rich areas.[60]

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[58] Zuk, Miriam, et al. 2020. "The Urban Displacement Replication Project: A Modified Gentrification and Displacement Methodology." October. Website: https://www.urbandisplacement.org/sites/default/files/images/udp_replication_project_methodology_10.16.2020-converted.pdf.

[59] Please note that the UDP displacement maps used in this report differ from maps utilized in section 4 of the 2020 Los Angeles County Outcomes Report, which only identified areas that have experienced or are at risk of experiencing future gentrification. In 2020, the UDP team updated the Los Angeles County map to employ the same displacement typologies that UDP used to create maps of Chicago, Atlanta, Denver, and Memphis, and San Francisco.

[60] The California Housing Partnership assesses the historical loss and conversion risk of affordable rental developments in Los Angeles County. For the purposes of this analysis, a development is considered 'at-risk' if it is at risk of converting to market-rate in the next five years ('High Risk' and 'Very High Risk' categories in the Partnership's risk assessment). For more information on these categories and the Partnership's risk assessment methodology, see Section 2 or Appendix A: Methodology.

Transit Access

Low-income households are more dependent on public transportation than higher-income households and are less likely to drive when they live near transit stations. [61] Gentrification is also more likely to occur in areas served by transit, which can lead to low-income households losing access to transit when they are forced to move as a result of displacement pressures.[62] To capture transit-oriented areas in Los Angeles County, this analysis uses the Southern California Association of Government's (SCAG) 2045 High Quality Transit Areas (HQTA).[63] These HQTA areas are used to determine how many of Los Angeles County's at-risk affordable developments are in transit-rich areas where their loss would contribute to patterns of low-income people losing convenient access to transit in the county.

Neighborhood Resources and Opportunity

Research has demonstrated that neighborhoods have independent, causal effects on key life outcomes, particularly for children. For example, a study published in 2018 found that 62 percent of the observed variation in long-term earnings among children in the United States born into low-income families around 1980 reflects the causal effects of neighborhoods as opposed to differences in their family characteristics, and that place-based factors such as poverty rates and the quality of local public schools are highly correlated with rates of upward mobility.[64]

This analysis uses the "opportunity map" that state housing funding agencies use to inform policies that incentivize locating affordable housing in higher-resource neighborhoods in order to achieve the larger goal of offering residents a more balanced set of geographic choices when compared to historic trends. The Tax Credit Allocation Committee (TCAC) and the Department of Housing and Community Development (HCD) work with the California Fair Housing Task Force—a group of independent researchers that includes the California Housing Partnership and multiple research institutes at UC Berkeley—to update this map (the "TCAC/HCD Opportunity Map" or "TCAC/HCD map") on an annual basis to account for new data and refine the methodology based on feedback and emergence of new evidence. The 2021 opportunity map used in this analysis was adopted by TCAC in December 2020.

In the TCAC/HCD map, each area—census tracts in non-rural areas and block groups in rural areas—is assigned to one of five categories (Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), and Low Resource) based on regionally-derived scores for 16 evidence-

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[61] 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.
[62] Chapple, Karen et al. 2017. "Developing a new methodology for analyzing potential displacement." May. Website: https://communityinnovation.berkeley.edu/sites/default/files/developing_a_new_methodology_for_analyzing_potential_displacement.pdf?width=1200&height=800&iframe=true.
[63] SCAG defines High Quality Transit Areas as being within a half 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 programs, 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 a third of a mile, while other state programs (like SCAG) use a half-mile.
[64] Chetty, et al. 2018. *The Opportunity Atlas: Mapping the Childhood Roots of Social Mobility.* Working Paper. Website: https://opportunityinsights.org/paper/the-opportunity-atlas/.

based neighborhood indicators, or to a sixth category (High Segregation and Poverty) if the area is both racially segregated and high-poverty. The Moderate Resource (Rapidly Changing) category was added in 2020 to identify Moderate Resource areas that, based on recent trends, may soon become High Resource areas.[65] Areas with opportunity index scores in the top 20 percent of each region are categorized as Highest Resource, and tracts and block groups whose scores fall into the next 20 percent of each region (top 20 percent to 40 percent) are categorized as High Resource.

Transit Access and Displacement, Gentrification, and Exclusion

This analysis uses the Southern California Association of Government's (SCAG) 2045 High Quality Transit Areas (HQTA) map and the Urban Displacement Project's (UDP) displacement typology to understand local housing dynamics around gentrification, displacement, and exclusion at the census tract level. UDP classifies each census tract in Los Angeles County along a spectrum of nine neighborhood typologies from Low-Income/Susceptible to Displacement to Stable/Advanced Exclusive—as described below—where low-income households face increasing difficulty remaining in place given local housing market dynamics:[66]

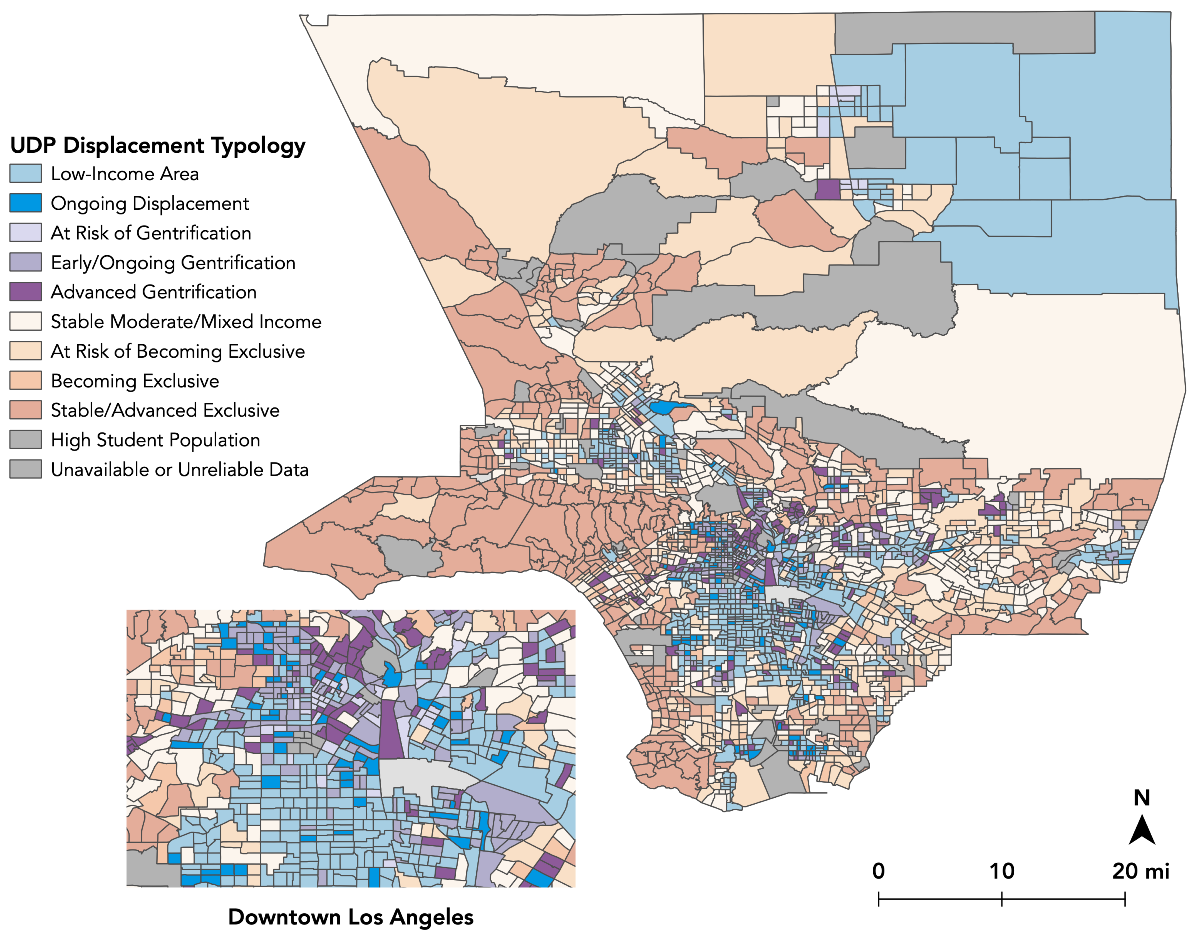
- **Low-Income Area/Susceptible to Displacement:** Identifies low-income or mixed low-income neighborhoods affordable to low-income households, but that could develop gentrification and displacement pressures in the future.
- **Ongoing Displacement of Low-Income Households:** Identifies low-income or mixed low-income areas that experienced a loss of low-income households between 2000-2018.
- **At Risk of Gentrification:** Identifies low-income or mixed low-income areas that are not currently gentrifying, but where recent housing market changes indicate a risk of gentrification in the future.
- **Early/Ongoing Gentrification:** Identifies low-income or mixed low-income areas that are undergoing the process of gentrification.
- **Advanced Gentrification:** Identifies gentrified neighborhoods that have turned over to predominantly higher-income residents.
- **Stable Moderate/Mixed Income:** Identifies stable moderate to high-income neighborhoods that are not currently at risk of becoming exclusive to low-income households.
- **At Risk of Becoming Exclusive:** Identifies areas that are moderate to high-income, but present risk factors for future exclusion of low-income households.
- **Becoming Exclusive:** Identifies moderate to high-income areas that are beginning to exclude low-income households.
- **Stable/Advanced Exclusive**: Identifies neighborhoods that exhibit enduring patterns of exclusion.

[65] See the California Tax Credit Allocation Committee's website for the opportunity mapping methodology, as well as an interactive map and a downloadable file with scores and designations for each tract. Website: http://www.treasurer.ca.gov/ctcac/opportunity.asp.

[66] Zuk, Miriam, et al. 2020. "The Urban Displacement Replication Project: A Modified Gentrification and Displacement Methodology." October. Website: https://www.urbandisplacement.org/sites/default/files/images/udp_replication_project_methodology_10.16.2020-converted.pdf.

Figure 65 below shows the geographic distribution of all nine displacement typologies in Los Angeles County. Twenty-three (23) percent of census tracts are classified as low-income/susceptible to displacement, primarily in downtown and south Los Angeles, the southern portion of the San Fernando Valley, and the eastern half of the Antelope Valley. Four (4) percent of tracts are experiencing ongoing displacement of low-income households—most of which are concentrated in downtown and South Los Angeles. Sixteen (16) percent of tracts in Los Angeles County are at risk of gentrification, experiencing early/ongoing gentrification, or experiencing advanced gentrification. Much like the areas identified as experiencing ongoing displacement of low-income households, the areas of Los Angeles at risk of or experiencing gentrification are concentrated in downtown and south Los Angeles, as well as in southwestern areas of the San Gabriel Valley. The remaining 54 percent of census tracts—concentrated in the coastal areas, the westside cities, the Santa Clarita Valley, and the southeastern areas of Los Angeles County—are stable moderate/mixed income (23 percent) and exclusionary or at risk of becoming exclusionary to lower income households (31 percent).[67]

FIGURE 65: LOS ANGELES COUNTY GENTRIFICATION AND DISPLACEMENT CENSUS TRACT TYPOLOGIES

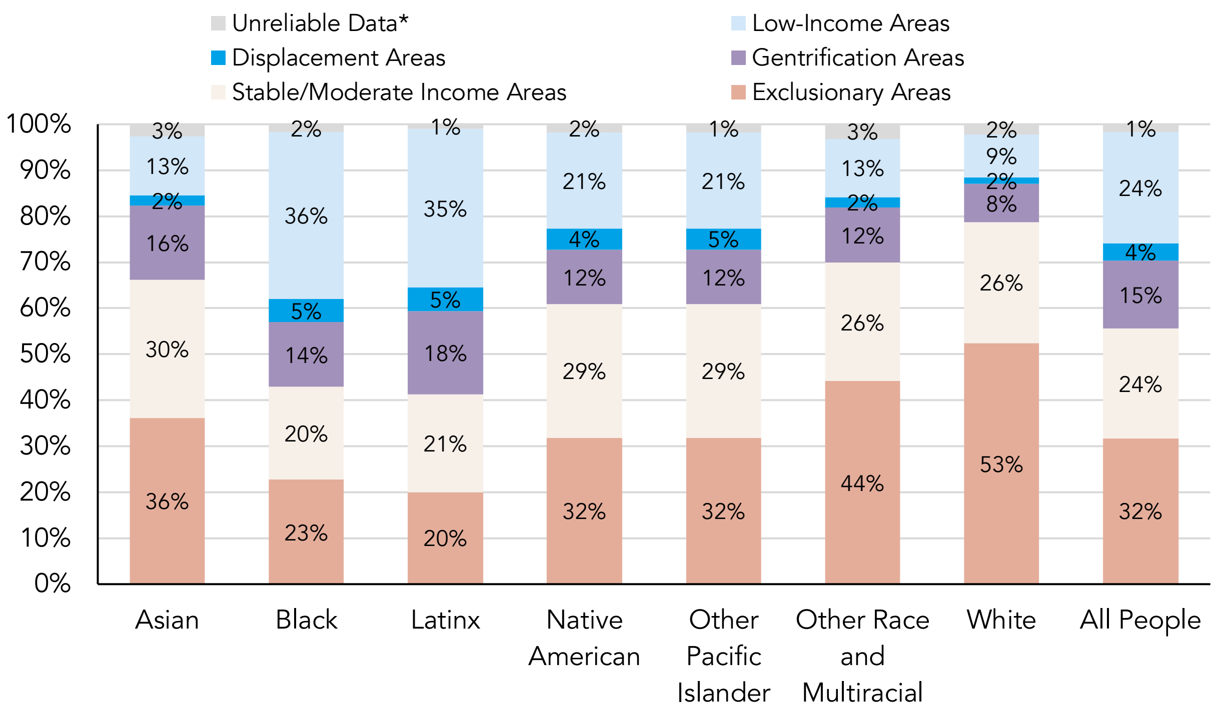


[67] Three (3) percent of census tracts in Los Angeles County have large student populations or do not have reliable data and were not given one of UDP's nine displacement typologies.

Displacement, Gentrification, and Exclusionary by Race and Ethnicity

The legacy of explicitly segregationist and discriminatory housing and land use policies—such as redlining, restrictive covenants, government-sponsored white flight,[68] disinvestment in communities of color, and predatory lending practices—have contributed to the racialization of displacement, gentrification, and exclusion in Los Angeles County. As shown in Figure 66, Black and Latinx residents are far more likely to reside in low-income areas, areas experiencing ongoing displacement of low-income households ("Displacement Areas" in figures and tables below), or areas at risk of or experiencing gentrification ("Gentrification Areas" in figures and tables below) than stable moderate/mixed income areas or higher income areas at risk of or experiencing exclusion ("Exclusionary Areas" in figures and tables below). The majority of Black (55 percent) and Latinx (58 percent) residents in Los Angeles County live in predominantly low-income areas and areas that are at risk of or experiencing gentrification and displacement pressures ("Gentrification Areas" and "Displacement Areas" in figures and tables below). By contrast, only 19 percent of white residents live in these areas.

FIGURE 66: SHARE OF RESIDENTS LIVING IN EACH UDP DISPLACEMENT TYPOLOGY – BY RACE AND ETHNICITY



Source: Urban Displacement Project Los Angeles Gentrification and Displacement Maps, updated in 2020 with 2018 data. Race and ethnicity analysis was completed with data from U.S. Census Bureau ACS, 2019 (5-year data).

*'Unreliable data' includes tracts with large student populations and areas with unreliable or unavailable data.

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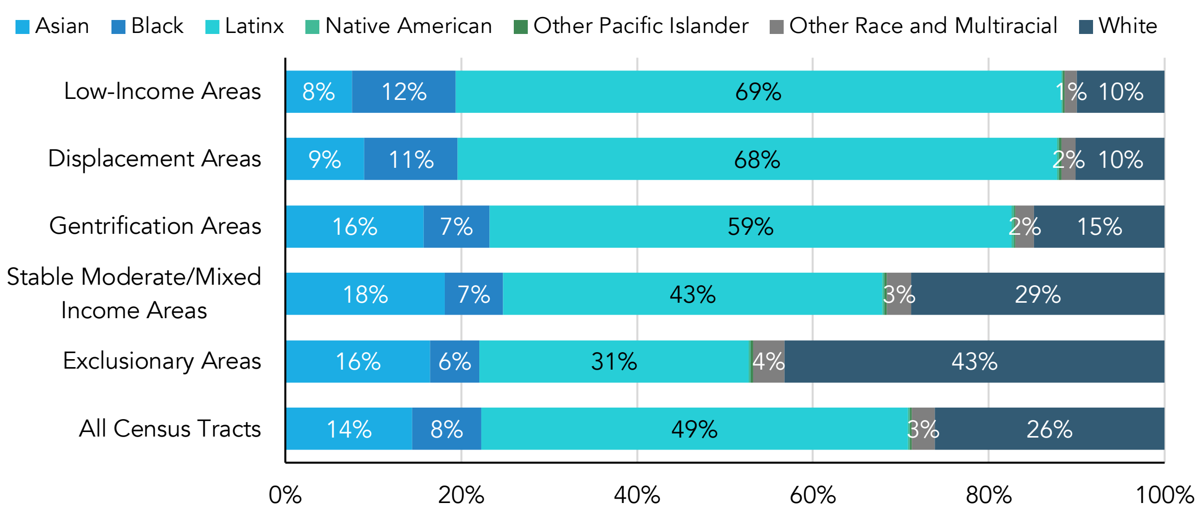
[68] See, for example: Gross, Terry, 2017. "A Forgotten History Of How The U.S. Government Segregated America." *National Public Radio (NPR).* Website: https://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america; Semeuls, Alana, 2015. "White Flight Never Ended." *The Atlantic. Website*: https://www.theatlantic.com/business/archive/2015/07/white-flight-alive-and-well/399980/.

The racial and ethnic composition of neighborhoods within each UDP displacement typology reveals similar trends (see Figure 67 below). Black and Latinx households are overrepresented in low-income areas, areas experiencing ongoing displacement of low-income households, and areas at risk of or experiencing gentrification compared to their share of the population, and they are underrepresented in exclusionary areas. White residents have the opposite experience:

- Black residents make up just eight (8) percent of the Los Angeles County population, but 12 percent of the population residing in low-income areas and eleven (11) percent of areas experiencing displacement of low-income households.
- Latinx residents consist of 69 percent, 68 percent, and 59 percent of the population in low-income areas, areas experiencing ongoing displacement of low-income households, and areas at risk of or experiencing gentrification, respectively, despite being only 49 percent of the total population.
- White residents are underrepresented in low-income areas, areas experiencing ongoing displacement of low-income households, and areas at risk of or experiencing gentrification, making up ten (10) percent, ten (10) percent, and 15 percent of the population in these areas, respectively, despite being 26 percent of the total population.
- White residents are overrepresented in areas identified as exclusionary or at risk of becoming exclusionary to lower income households, representing 43 percent of the population in these areas.

These findings support what previous research has shown—namely, that Black and Latinx residents tend to have less stability in their housing situation than white residents.[69]

FIGURE 67: RACIAL AND ETHNIC COMPOSITION OF EACH UDP DISPLACEMENT TYPOLOGY IN LOS ANGELES COUNTY



Source: Urban Displacement Project Los Angeles Gentrification and Displacement Map, updated in 2020 with 2018 data. Race and ethnicity analysis was completed with data from U.S. Census Bureau American Community Survey, 2019 (5-year data).

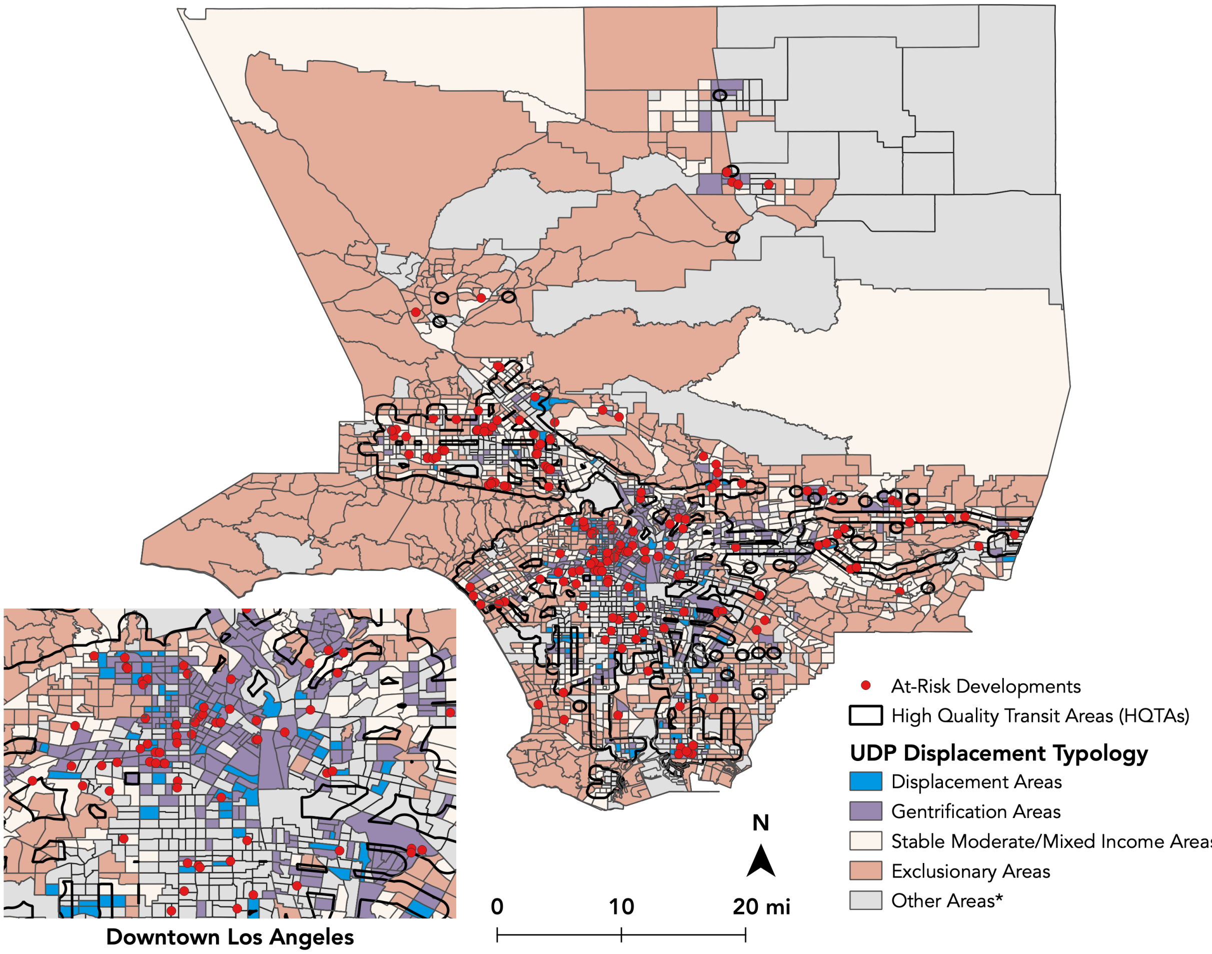
[69] Desmond, Matthew and Tracey Shollenberger. 2015. "Forced Displacement from Rental Housing: Prevalence and Neighborhood Consequences." *Demography*, 52(5): 1751-1772. Website: https://scholar.harvard.edu/files/mdesmond/files/desmondshollenberger.demography.2015.pdf.

Siting of At-Risk Affordable Housing by Transit Access and Displacement Typology

Figure 68 and Table 77 below show the existing inventory of at-risk subsidized affordable housing in Los Angeles County—as described in Section 2 of this Report—relative to areas where low-income households are already losing ground and where the loss of deed-restricted affordable housing could contribute to patterns of displacement and exclusion from increasingly resource- and amenities-rich areas.[70] For the purposes of this analysis, such areas are identified as High Quality Transit Areas (HQTAs) or census tracts that are classified by the UDP displacement typology as areas experiencing ongoing displacement of low-income households, at risk of or experiencing gentrification, stable moderate/mixed income, or areas identified as exclusionary or at risk of becoming exclusionary to lower income households; these categories represent areas in the county where low-income residents are at highest risk of displacement or exclusion. Areas identified by the UDP displacement typology as low-income/susceptible to displacement are not included because these areas currently exhibit characteristics of neighborhood stability and affordability to low-income households. However, these areas could develop a risk of gentrification and displacement pressures in the future.

[70] The California Housing Partnership assesses the historical loss and conversion risk of affordable rental developments in Los Angeles County. For the purposes of this analysis, a development is considered "at-risk" if it is at risk of converting to market rate in the next five years ("High Risk" and "Very High Risk" categories in the Partnership's risk assessment). For more information on these categories and the Partnership's risk assessment methodology, see Section 2 or Appendix A: Methodology.

FIGURE 68: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND AREAS AT RISK OF / EXPERIENCING DISPLACEMENT, GENTRIFICATION, OR EXCLUSION



*'Other Areas' includes tracts designated by the UDP Displacement Typology as 'Low-Income/Susceptible to Displacement' or areas with large student populations or unavailable/unreliable data.

TABLE 77: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND AREAS AT RISK OF / EXPERIENCING DISPLACEMENT, GENTRIFICATION, OR EXCLUSION BY SD

SD	At-Risk Affordable Homes	Within HQTA		Within Low-Income Tract that is At Risk of or Experiencing Displacement or Gentrification		Within Tract that is Stable Moderate/Mixed Income or Exclusionary**		Within a HQTA and Tract that is At Risk of or Experiencing Displacement, Gentrification, or Exclusion	
		#	%*	#	%*	#	%*	#	%*
SD 1	1,933	1,529	79%	1,054	55%	353	18%	1,160	60%
SD 2	2,070	1,806	87%	978	47%	381	18%	1,095	53%
SD 3	2,803	2,636	94%	797	28%	1,098	39%	1,728	62%
SD 4	632	455	72%	213	34%	419	66%	455	72%
SD 5	1,082	432	40%	150	14%	698	65%	432	40%
Total	**8,520**	**6,858**	**80%**	**3,192**	**37%**	**2,949**	**35%**	**4,870**	**57%**

Source: California Housing Partnership Preservation Database, January 2021. Urban Displacement Project, Los Angeles – Gentrification and Displacement Typology, 2020. SCAG Region High Quality Transit Areas – 2045.
**Percentage of all at-risk affordable homes in each SD.*
***Includes areas identified as being at risk of or experiencing exclusion.*

As shown above in Figure 68 and Table 77, the majority of Los Angeles County's inventory of at-risk affordable housing is located in HQTAs or areas at risk of or experiencing displacement, gentrification, or exclusion. Eighty (80) percent of the county's at-risk homes are located within an HQTA. More than 3,000 at-risk affordable homes (37 percent) are currently located in areas identified as at risk of or experiencing gentrification or displacement of low-income households. Although 54 percent of Los Angeles County census tracts are currently stable moderate/mixed income or exclusionary or at risk of becoming exclusionary, only 35 percent of at-risk affordable homes in the county are located in these tracts. Nearly 5,000 (57 percent) of the county's at-risk homes are both within an HQTA and within a tract that is at risk of or experiencing displacement, gentrification, or exclusion. Losing any of these affordable homes would contribute to patterns of displacement of low-income people from the county's increasingly high-cost, transit-rich and gentrifying areas, in addition to low-income households losing access to public transit.[71]

Neighborhood Resources and Opportunity

This analysis uses the TCAC/HCD Opportunity Map for Los Angeles County for two purposes: 1) to determine how much of the county's at-risk, family-targeted affordable homes are located in Highest and High Resource areas, the loss of which would contribute to patterns of segregation and disparities in access to opportunity because they would be difficult and costly to replace; and 2) to document the degree to which family-targeted, new construction developments funded with Low-Income Housing Tax

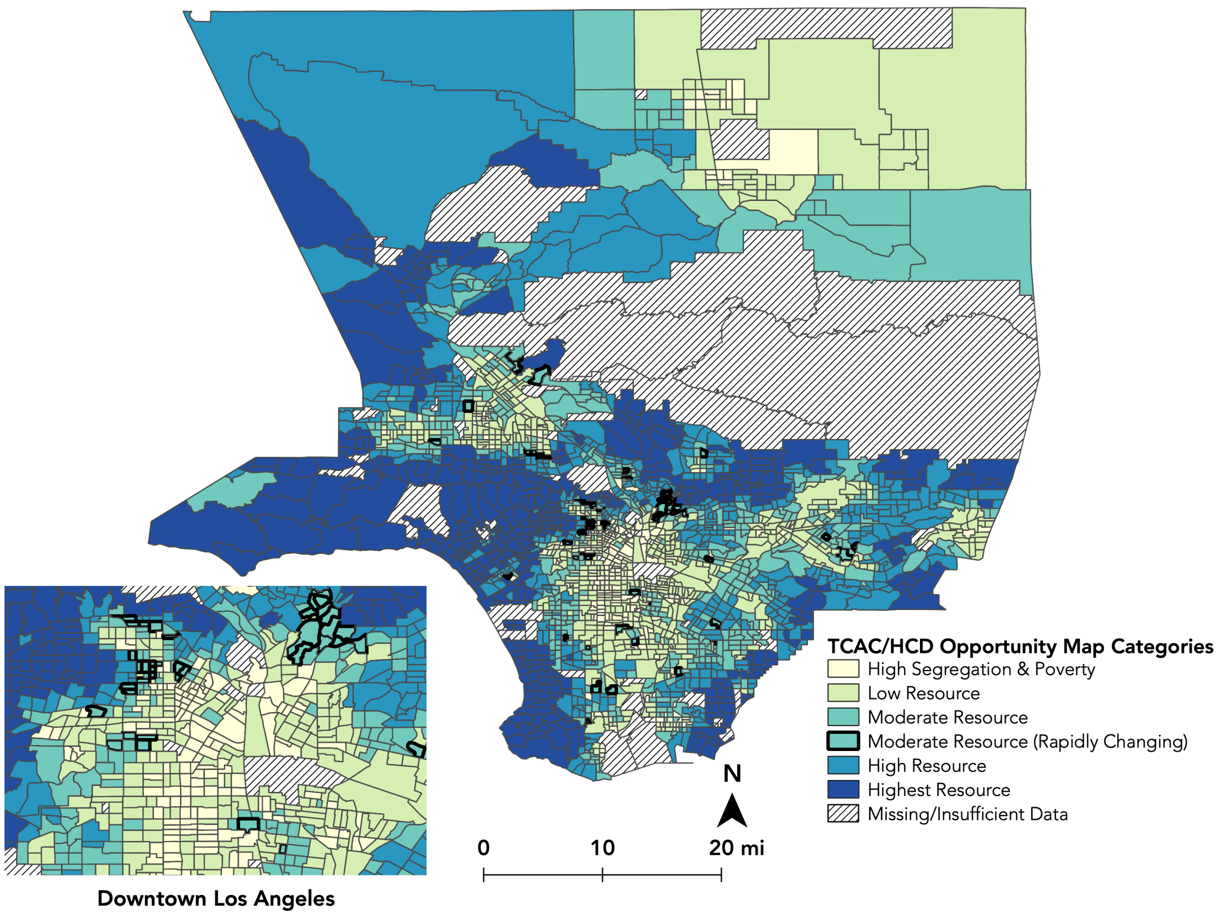
[71] For more information on the County's current preservation and anti-displacement programming, see Section 3: County-Administered Affordable Rental Housing Resources.

Credits (LIHTC/"tax credits") have provided access to Highest and High Resource areas for low-income families in the county, in light of state incentives to develop in these areas.[72]

In the TCAC/HCD Opportunity Map, each area is assigned to one of six categories based on local characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families, particularly long-term outcomes for children. The six categories include Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, and High Segregation and Poverty.

Figure 69 below shows the geographic distribution of the six opportunity designations in the 2021 TCAC/HCD Opportunity Map for Los Angeles County. Just over one-third (34 percent) of tracts in the county are identified as Low Resource or High Poverty and Segregation, with the majority of these tracts located in downtown and South Los Angeles. Twenty-one (21) percent of tracts are categorized as Moderate Resource; an additional three (3) percent of these tracts are located in Moderate Resource (Rapidly Changing) areas, with the largest concentration located in South Pasadena.

FIGURE 69: TCAC/HCD OPPORTUNITY MAP FOR LOS ANGELES COUNTY

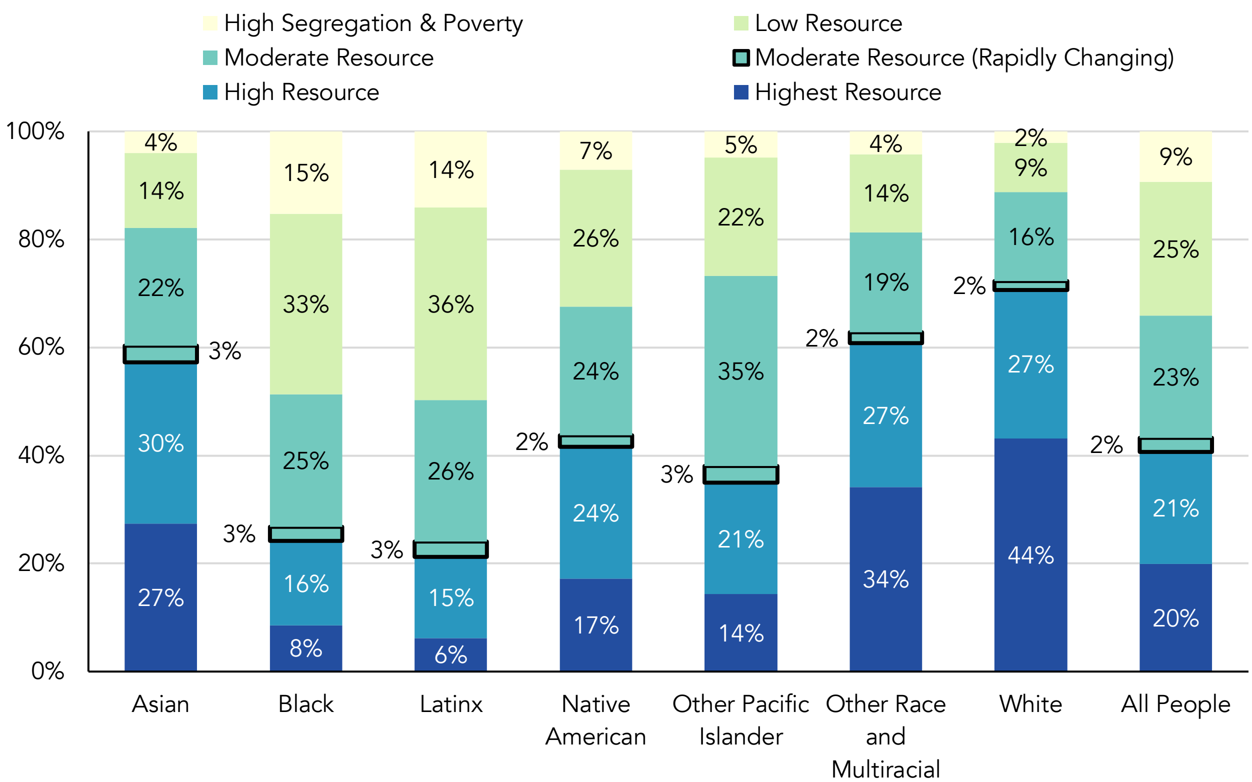


[72] Because the TCAC/HCD Opportunity Map is primarily relevant to housing in which children reside, this analysis only applies to family-targeted developments.

Neighborhood Resources and Opportunity by Race and Ethnicity

The same discriminatory housing and land use policies that have created racialized patterns of displacement, gentrification, and exclusion have created similar disparities in access to opportunity throughout Los Angeles County. As shown below in Figure 70, approximately half of all Black (48 percent) and Latinx (50 percent) residents live in areas categorized as Low Resource or High Segregation & Poverty in the TCAC/HCD Opportunity Map. By contrast, only eleven (11) percent of white residents live in these areas. These disparities in access to opportunity threaten to exacerbate inequities in health, educational, and economic outcomes between children of different racial and ethnic groups.

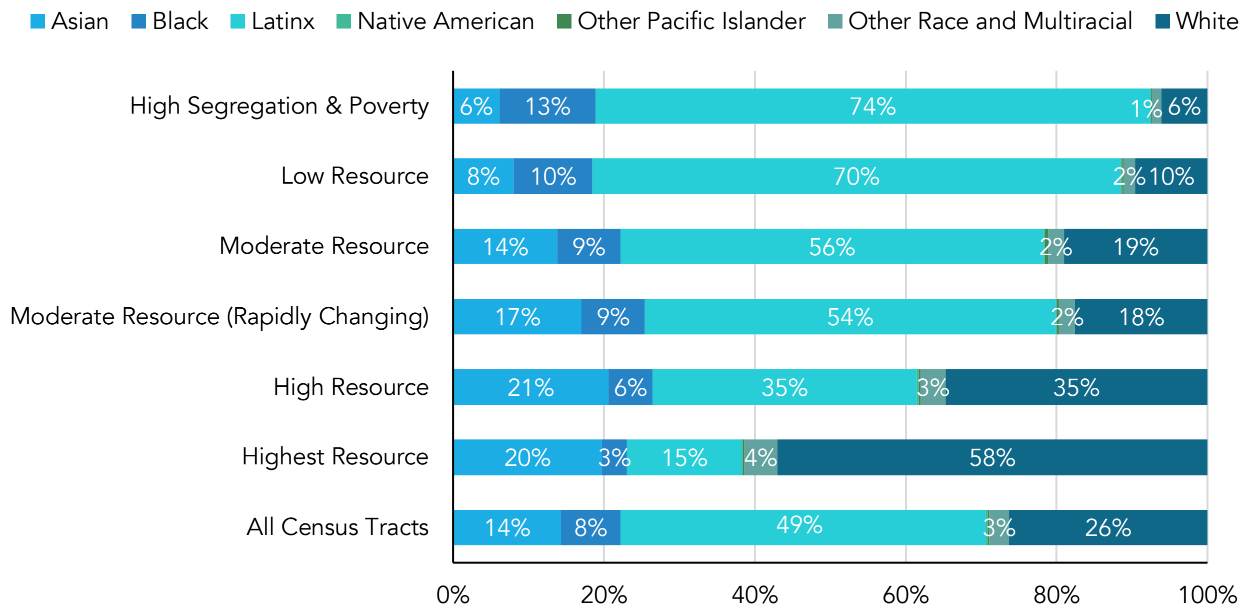
FIGURE 70: SHARE OF RESIDENTS LIVING IN EACH OPPORTUNITY CATEGORY – BY RACE AND ETHNICITY



Source: TCAC/HCD Opportunity Map, 2021. Race and ethnicity analysis used data from U.S. Census Bureau American Community Survey, 2019 (5-year data).

Trends in segregation and unequal access to opportunity are also revealed in the ethnic composition of each tract category the TCAC/HCD Opportunity Map. As shown below in Figure 71, Black and Latinx households are overrepresented in Low Resource and High Segregation & Poverty areas compared to their share of the population: Black residents make up more than eleven (11) percent of the population residing in these areas despite being less than eight (8) percent of the total population, while Latinx residents represent 71 percent of the population in lower resource areas despite being only 49 percent of the county-wide population. By contrast, white residents are overrepresented in High and Highest Resource areas, where they make up 46 percent of the population despite being only 26 percent of the county-wide population.

FIGURE 71: RACIAL AND ETHNIC COMPOSITION OF EACH OPPORTUNITY CATEGORY IN LOS ANGELES COUNTY



Source: TCAC/HCD Opportunity Map, 2021. Race and ethnicity analysis was completed with data from U.S. Census Bureau American Community Survey, 2019 (5-year data).

At-Risk Affordable Homes

Figure 72 below shows the existing inventory of at-risk, family-targeted affordable housing relative to the TCAC/HCD Opportunity Map for Los Angeles County, and Table 78 shows their distribution throughout the five supervisorial districts. There are currently 4,138 at-risk, family-targeted affordable homes in Los Angeles County, of which 458 (12 percent) are located in High or Highest Resource areas, which are defined in the TCAC/HCD Opportunity Map as neighborhoods with characteristics and resources most associated with positive educational and long-term economic outcomes for low-income children.

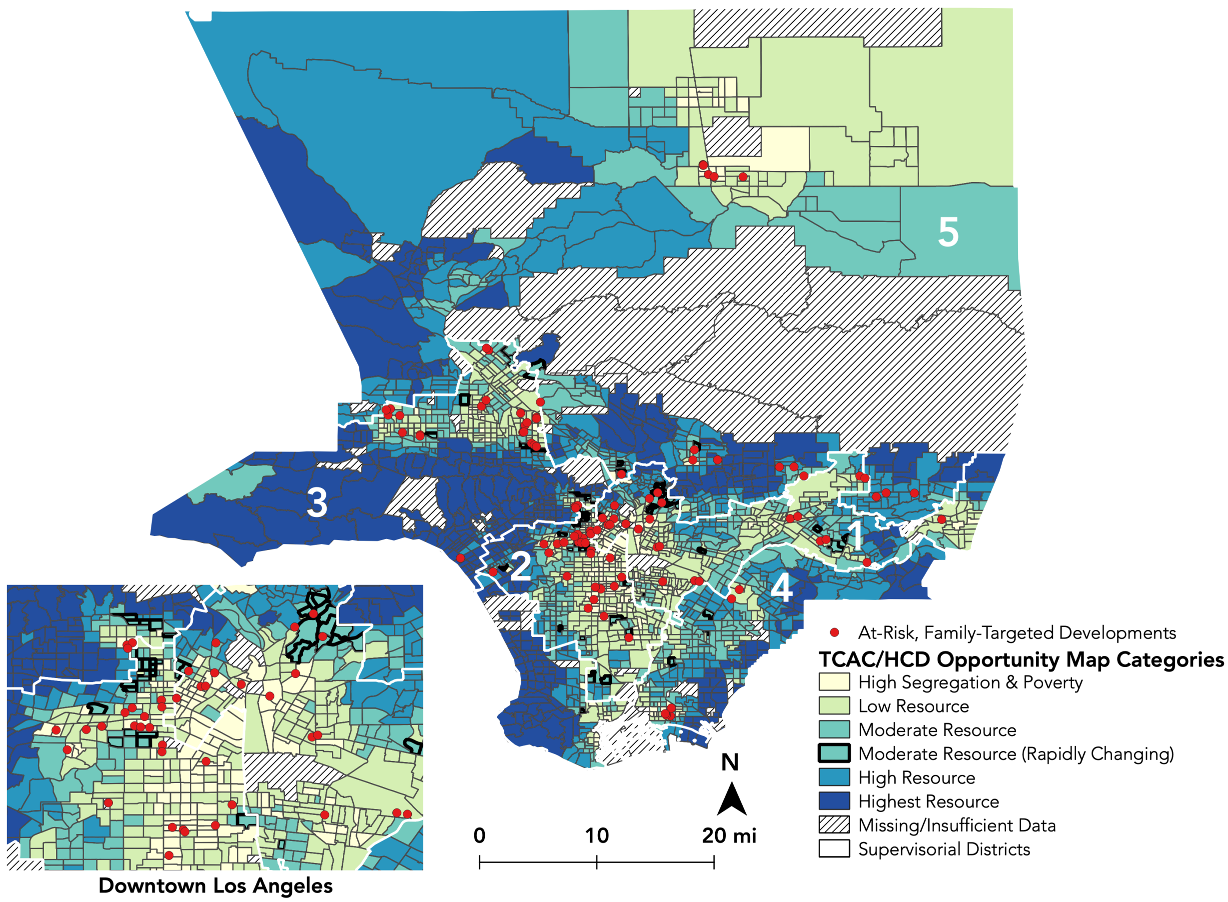
Although 12 percent is a small share of the total at-risk universe, High and Highest Resource areas are often high-cost and have fewer rental homes that are affordable to low-income families with children. The "2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles" found that the high rate of segregation in the county and lack of opportunity for residents to obtain housing in higher opportunity areas are direct limiting factors to fair housing opportunities.[73] Given the high cost of land and construction in these areas, these

[73] Western Economic Services, LLC. 2018. "2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles." Prepared for the Community Development Commission of the County of Los Angeles and the Housing Authority of the County of Los Angeles. Website: https://wwwa.lacda.org/docs/default-source/community-development-block-grant/assessment-of-fair-housing/2018-final- analysis-of-impediments/volume-i.pdf?sfvrsn=2f8b81bd_2.

homes would be both difficult and costly to replace, and their loss would reinforce existing patterns of segregation and unequal access to higher-resource neighborhoods.

In addition, 550 at-risk family-targeted affordable homes are located in Moderate Resource areas, many of which are already out of reach for low-income families. Of those 550 affordable homes, 60 are located in areas determined to be "rapidly changing," meaning they may soon be categorized as High Resource based on recent trends.[74]

FIGURE 72: PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY



[74] The methodology for the 2021 TCAC/HCD Opportunity Map identifies Moderate Resource areas with index scores just below the High Resource threshold that have experienced rapid increases in key dimensions of opportunity since 2000. See the full methodology for the 2021 TCAC/HCD Opportunity Map at https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf.

TABLE 78: PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

SD	At-Risk Family-Targeted Affordable Homes**	High Segregation & Poverty		Low Resource		Moderate Resource		High Resource		Highest Resource	
		#	%*	#	%*	#	%*	#	%*	#	%*
SD 1	928	190	20%	325	35%	342	37%	71	8%	0	0%
SD 2	1,237	576	47%	571	46%	36	3%	49	4%	0	0%
SD 3	1,263	311	24%	838	66%	20	2%	70	6%	24	2%
SD 4	56	0	0%	53	95%	3	5%	0	0%	0	0%
SD 5	654	88	13%	173	27%	149	23%	244	37%	0	0%
Total	**4,138**	**1,165**	**28%**	**1,960**	**47%**	**550**	**13%**	**434**	**11%**	**24**	**1%**

Source: Sources: California Housing Partnership Preservation Database, 2021. TCAC/HCD Opportunity Maps, 2021.
**Percentage of all at-risk, family-targeted affordable homes in each SD. All percentages are rounded to the nearest whole percent.*
***There are five homes in at-risk, family-targeted developments awarded LIHTCs 2008-2020 that were not given a resource designation. Certain census areas are excluded from categorization in the TCAC/HCD Opportunity Map because the underlying data is unreliable or unavailable. For this reason, the number of affordable homes in columns 3, 5, 7, 9, and 11 will not perfectly sum to the total number of affordable homes in column 2, nor will the percentages in columns 4, 6, 8, 10, and 12 sum to 100%.*

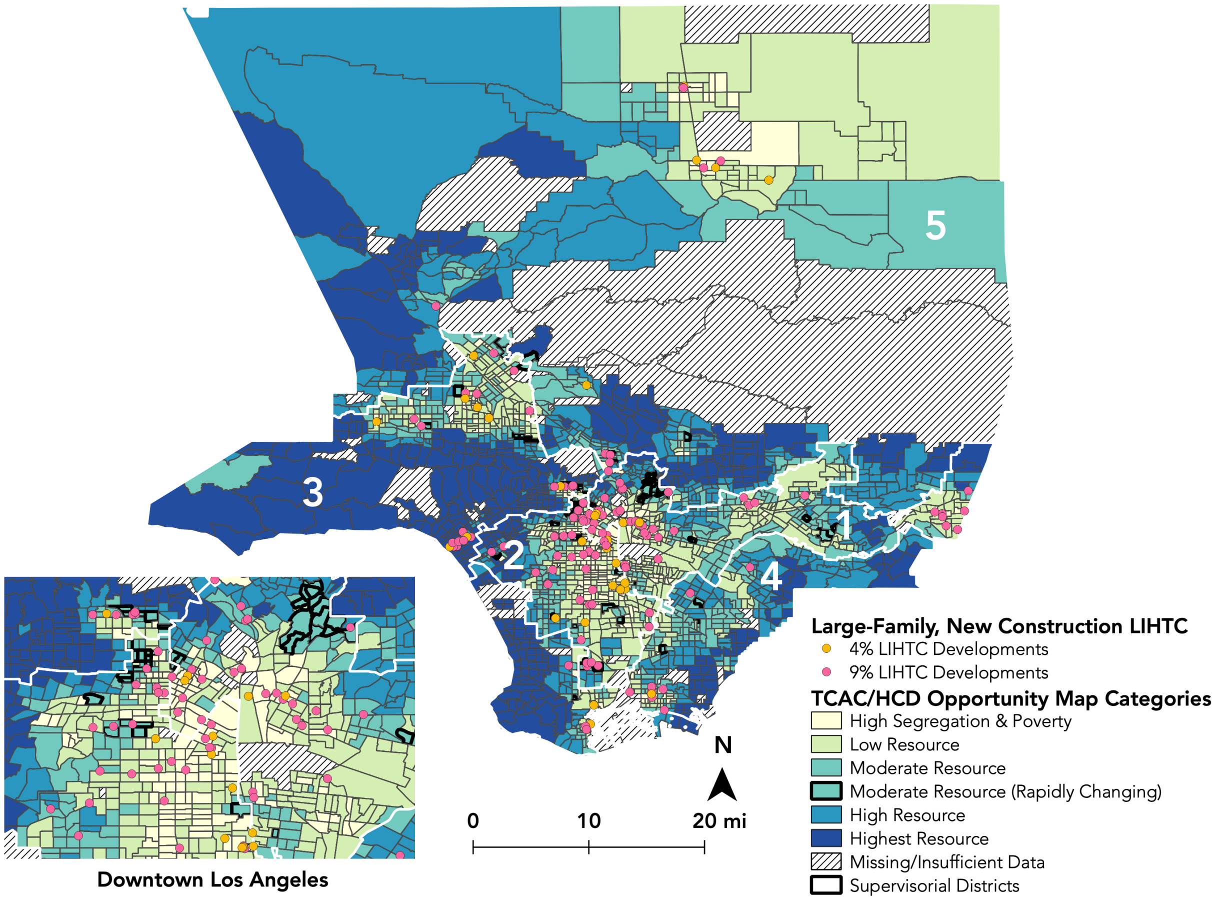
Family-Targeted, New Construction Affordable Homes

Beginning in 2017, TCAC adopted regulations that incentivize family-targeted, new construction developments (called "large-family" in TCAC's regulations) applying for 9% tax credits to be located in areas identified in the TCAC/HCD Opportunity Map as High and Highest Resource, with the greatest incentive for projects to be located in the latter category. HCD also created incentives for its Multifamily Housing Program (MHP) in 2019, awarding competitive points to family-targeted new construction developments located in High and Highest Resource areas. Incorporating these policies into HCD's MHP program has meant that many 4% LIHTC new construction, family developments are also incentivized to be located in High and Highest Resource areas since many of these LIHTC developments rely on the program to fill their funding gaps.[75]

Figure 73 shows the existing inventory of large-family, new construction developments that were awarded 4% and 9% tax credits between 2008 and 2020 relative to the TCAC/HCD Opportunity Map for Los Angeles County.

[75] As of February 2021, the California Debt Limit Allocation Committee (CDLAC) adopted similar regulations incentivizing the siting of family-targeted affordable housing in High and Highest Resource areas. The data and analysis described in this section includes new construction, large family projects awarded LIHTCs through 2020, and as such does not account for projects that received CDLAC awards in 2021.

FIGURE 73: PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2020) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY



Large-family, new construction developments awarded 4% and 9% tax credits in Los Angeles County are concentrated in Low Resource and High Segregation & Poverty areas, particularly in downtown and south Los Angeles, with smaller clusters in other parts of the county. Affordable family-targeted housing located in High and Highest Resource areas are more scattered and far less common, with the only concentration of such developments located in the City of Santa Monica. The distribution of affordable homes in large-family, new construction 4% and 9% LIHTC developments relative to the TCAC/HCD Opportunity Map is shown in Table 79 below.

TABLE 79: AFFORDABLE HOMES IN LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS IN LOS ANGELES COUNTY AWARDED LIHTCS (2008-2020) RELATIVE TO TCAC/HCD OPPORTUNITY MAP

	Affordable Homes**	High Segregation & Poverty		Low Resource		Moderate Resource		High Resource		Highest Resource	
	#	#	%*	#	%*	#	%*	#	%*	#	%*
Total	**9,573**	**2,566**	**27%**	**3,652**	**38%**	**2,198**	**23%**	**442**	**5%**	**354**	**4%**
9% LIHTCs											
SD 1	2,259	877	39%	895	40%	414	18%	73	3%	0	0%
SD 2	2,046	208	10%	986	48%	615	30%	69	3%	0	0%
SD 3	967	0	0%	360	37%	292	30%	119	12%	196	20%
SD 4	552	111	20%	128	23%	221	40%	92	17%	0	0%
SD 5	528	139	26%	149	28%	240	45%	0	0%	0	0%
Total	**6,352**	**1,335**	**21%**	**2,518**	**40%**	**1,782**	**28%**	**353**	**6%**	**196**	**3%**
4% LIHTCs											
SD 1	638	269	42%	302	47%	67	11%	0	0%	0	0%
SD 2	832	356	43%	157	19%	126	15%	0	0%	0	0%
SD 3	992	440	44%	230	23%	75	8%	89	9%	158	16%
SD 4	323	48	15%	174	54%	101	31%	0	0%	0	0%
SD 5	436	118	27%	271	62%	47	11%	0	0%	0	0%
Total	**3,221**	**1,231**	**38%**	**1,134**	**35%**	**416**	**13%**	**89**	**3%**	**158**	**5%**

Source: Sources: California Housing Partnership Preservation Database, 2021. California TCAC/HCD Opportunity Maps
**Percentage of large-family, new construction affordable homes in each row (SDs or county totals).*
***There are 361 homes in large-family, new construction developments awarded LIHTCs 2008-2020 that were not given a resource designation. Certain census areas are excluded from categorization in the TCAC/HCD Opportunity Map because the underlying data is unreliable or unavailable. For this reason, the number of affordable homes in columns 3, 5, 7, 9, and 11 will not perfectly sum to the total number of affordable homes in column 2, nor will the percentages in columns 4, 6, 8, 10, and 12 sum to 100%.*

Nearly two thirds (65 percent) of affordable homes in large-family, new construction developments in Los Angeles County awarded 4% and 9% tax credits are concentrated in areas designated as Low Resource and High Poverty & Segregation. In comparison, only nine (9) percent of affordable homes in large-family, new construction developments are located in High or Highest Resource areas, with the remaining 23 percent of homes are located in Moderate Resource areas. In addition, 538 of the 2,198 homes in Moderate Resource areas are in tracts designated as "rapidly changing," meaning that they may soon become High Resource, according to the 2021 TCAC/HCD Opportunity Map.

The distribution shown above suggests that the historical trends in the siting of large-family, new construction 4% and 9% LIHTC developments in the county offers low-income families only limited access to higher opportunity neighborhoods. While the historical distribution shows a concentration in lower resource and high poverty areas, it should be noted that developers face barriers to developing affordable housing in more affluent, low-density areas that are often resistant to affordable housing, have fewer parcels zoned for multifamily housing, and are less likely to contribute local funding. A separate analysis conducted by the California Housing Partnership found that per-unit costs for large-family, new construction 9% LIHTC developments in High and Highest Resource tracts in Los Angeles County awarded tax credits between 2000 and 2014 were approximately $35,000 or nine (9) percent greater than median per-unit costs in the county during the same period without including land costs and $68,000 or 15 percent greater per-unit including land costs. The combination of high construction costs, pushback against affordable housing from affluent, exclusive communities, and discriminatory housing and land use policies has resulted in the uneven distribution of family-targeted affordable housing statewide, which the new TCAC and HCD MHP incentives are aiming to undo.

Although the additional incentives for new construction family developments resulted in no meaningful change to the siting of these developments between 2017 and 2019, there was an increase in the number of homes built in High and Highest Resource areas in 2020 with the siting of an additional 119 affordable, large-family homes in High Resource areas. As incentives continue to take effect in coming years, it will be important to continue tracking siting patterns to evaluate the extent to which affordable housing siting patterns offer low-income families a meaningful range of choices, particularly in higher resource areas in Los Angeles County.

Section 5. Affordable Housing Development Cost Analysis

Overview

A growing body of research on the cost of developing affordable rental housing in California finds that escalating costs are a real and increasingly pressing challenge in a state already grappling with an affordable housing crisis and shortage of funding.[76] Section 5 analyzes recent trends in the cost of developing new and preserved affordable housing to better understand the factors that influence rental housing development costs and how these costs have changed over time. Understanding these trends can help inform the County's efforts to make the financing and development of affordable housing as effective and efficient as possible.

Research on the factors influencing development costs for affordable housing in California has revealed that no single element can explain all or even most affordable housing development costs,[77] and that high development costs are due to "death by a thousand cuts."[78] According to a 2014 study commissioned by California's four state-level housing agencies—the California Tax Credit Allocation Committee (TCAC), the California Debt Limit Allocation Committee (CDLAC), the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA)— development-specific factors such as the type of housing (e.g., family units, senior housing), land availability and affordability, entitlement process and community opposition, as well as materials costs and local requirements (e.g., parking, design, density, quality and durability) all influence development costs for affordable housing.[79]

A March 2020 study by the Terner Center for Housing Innovation identifies many of the same drivers of increasing development costs for California's affordable housing: hard construction costs—such as the costs of material and labor—local development fees, lengthy entitlement processes, parking requirements, prevailing wages or local hire requirements, state and local design regulations and the time and talent needed to navigate the complex financing landscape of affordable housing. "Affordable housing development," write the authors, "is not immune to the same cost drivers pushing up the costs of market-rate developments, nor to all the ways building in California is more expensive than in other states. However, the research highlights that affordable housing developers face a cost that market-rate

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[76] For example, see: U.S. Government Accountability Office. 2018. "Low-Income Housing Tax Credit: Improved Data and Oversight Would Strengthen Cost Assessment and Fraud Risk Management." September 18. Website: https://www.gao.gov/products/gao-18-637.
[77] See, for example: Terner Center for Housing Innovation. "Terner Center Research Series: The Cost of Building Housing." Website: ternercenter.berkeley.edu/construction-costs-series.
[78] Fuller, Thomas. "Why Does It Cost $750,000 to Build Affordable Housing in San Francisco?" *The New York Times*, 20 February 2020. Website: https://www.nytimes.com/2020/02/20/us/California-housing-costs.html.
[79] California Tax Credit Allocation Committee, et al. 2014. "Affordable Housing Cost Study: Analysis of the Factors that Influence the Cost of Building Multi-Family Affordable Housing in California." Website: treasurer.ca.gov/ctcac/affordable_housing.pdf.

developers do not: the increased complexity in financing affordable projects and the need to manage multiple funding sources that add requirements and delays to every project."[80]

A 2020 analysis by the California Housing Partnership revealed that each additional state funding entity involved in the financing of an affordable rental housing development is associated with an increase of $15,800 per unit in total development costs on average. Given that affordable housing developers routinely apply for funding from up to four state agencies, the cost of securing state funding alone can add as much as $63,200 per home.[81]

In addition to increasing construction costs and expenses of navigating California's complex and lengthy review and financing systems, affordable housing is also vulnerable to changes in the market and tax code. For example, the 2017 Tax Cuts and Jobs Act decreased the corporate tax rate to 21 percent, which reduced incentives for corporations to invest in Low-Income Housing Tax Credits (LIHTC/"tax credits").[82] The California Housing Partnership, which reviews data on investment pricing for dozens of California LIHTC transactions annually, estimates that the reduction in the federal corporate tax rate reduced the value contributed from the sale of tax credits by nearly 15 percent.

Data Sources and Methodology

Section 5 relies on data provided by the California Tax Credit Allocation Committee (TCAC) on affordable rental housing awarded tax credits in Los Angeles County between 2012 and 2020. In the last three decades, the LIHTC program has become the most significant source of funding for the construction and preservation of affordable housing in California. In Los Angeles County alone, more than 105,000 affordable homes have been funded with tax credits.

To collect the cost data essential for this analysis, the California Housing Partnership compiled detailed development cost data from 440 LIHTC developments in Los Angeles County from 2012 to 2020, which represents approximately one-third of LIHTC homes in the county. The data comes primarily from applications to TCAC and includes detailed information on the sources of funding and development cost line items.[83] When application data was not available, we used TCAC staff reports created for each LIHTC development, which include summary financing data.[84] Throughout this section, we adjust development costs for inflation to 2020 dollars using the RS Means Construction Cost Index, the same inflation adjustment factor used by TCAC.

Costs are expressed as total residential development cost—including land—and expressed as both per-unit and per-bedroom. We analyze development cost data on both a per-unit and per-bedroom basis

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[80] Terner Center for Housing Innovation. 2020. "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program." Website: https://ternercenter.berkeley.edu.
[81] California Housing Partnership, 2021. "Creating a Unified Process to Award All State Affordable Rental Housing Funding." https://chpc.net/creating-a-unified-process-to-award-all-state-affordable-rental-housing-funding/.
[82] Urban Institute. 2018. "How the Tax Cuts and Jobs Act puts affordable housing production at risk." Website: https://www.urban.org/urban-wire/how-tax-cuts-and-jobs-act-puts-affordable-housing-production-risk
[83] Year in this analysis corresponds with the LIHTC award year. This data reflects the developer's best estimate of project costs at the time of application and not the final costs of development.
[84] TCAC staff reports can be accessed online at https://www.treasurer.ca.gov/ctcac/meeting/index.asp.

because these two measures answer different questions about the costs of development: a per-unit measurement analyzes the cost to house one household (whether a single individual or a family), whereas per-bedroom costs speak more to the costs of housing per person based on the assumption that one person is occupying each bedroom. Table 80 below shows summary data on project characteristics for Los Angeles LIHTC developments informing this cost analysis.

TABLE 80: DEVELOPMENT COST DATASET – LOS ANGELES COUNTY (2012-2020)

Development Characteristics	Number of Developments	Number of Affordable Homes
	Tax Credit Type	
4% LIHTC	272	24,539
9% LIHTC	168	10,309
	Construction Type	
New Construction	254	16,561
Acquisition/Rehab	186	18,287
	Geography*	
City of Los Angeles	257	20,103
Balance of LA County	183	14,745
>> Unincorporated LA County	*35*	*2,154*
	Housing Type	
Large Family	136	11,267
Senior	79	7,853
Special Needs/SRO	141	8,489
At-Risk	16	898
Non-Targeted	68	6,341
	Development Size	
Small (less than 50 units)	143	5,289
Medium (50-100 units)	203	14,724
Large (More than 100 units)	94	14,835
	Year of LIHTC Award	
2012 Award Year	40	2,822
2013 Award Year	50	3,952
2014 Award Year	40	2,789
2015 Award Year	40	3,760
2016 Award Year	60	5,160
2017 Award Year	36	2,479
2018 Award Year	47	3,526
2019 Award Year	58	4,749
2020 Award Year	69	5,611
Total	**440**	**34,848**

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.

The three geographies considered in the cost study represent the City of Los Angeles; the Balance of LA County, a geography used to refer to all geographies in the county **except the City of Los Angeles; and unincorporated LA County, which includes all of the unincorporated areas in Los Angeles County. The Balance of LA County and unincorporated LA County are overlapping as all unincorporated areas are also captured in the Balance of LA County category.*

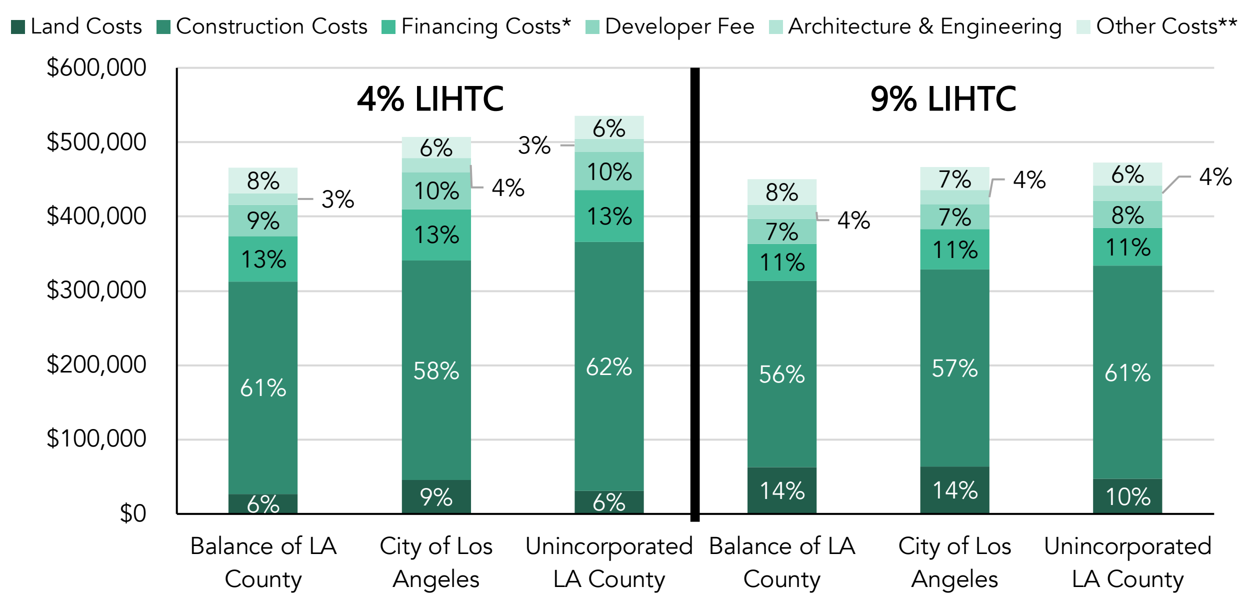
AFFORDABLE HOUSING FINANCING TRENDS – COST CATEGORIES

The cost of developing affordable housing is made up of several different types of expenses, including property acquisition, construction, architectural and engineering, financing (e.g., interest, fees, legal expenses, appraisals, and reserves), local development fees, and other soft costs.

New Construction

Figure 74 below shows the average spread of development costs for a newly constructed affordable home by tax credit type[85] for the City of Los Angeles, Balance of Los Angeles County, and unincorporated Los Angeles County.[86] Across all three geographies, construction costs—labor and materials—comprise the majority of development costs. The second largest category is soft costs, which typically comprise one-third of development costs. These costs are associated with the financing, design, and realization of affordable housing (represented below as financing costs, developer fees, architecture, engineering, and other costs). Land acquisition costs range from six (6) percent of total development costs to 14 percent on average and vary because some developments benefit from donated land, while others pay market-rate.[87]

FIGURE 74: NEW CONSTRUCTION DEVELOPMENT COST TRENDS IN LOS ANGELES COUNTY BY TAX CREDIT TYPE, PER-UNIT (2012-2020)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.
**'Financing costs' captures construction interest, permanent financing, legal fees, appraisals, and reserves.*
***'Other costs' captures expenses like insurance, local development and permit fees, consultant fees, market studies.*

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[85] There are two types of LIHTCs: competitive 9% credits—which are allocated annually by the IRS on a per capita basis to each state—and non-competitive 4% credits. While the 4% credit offers a subsidy of less than half the value of the 9% credits, it has been a virtually uncapped resource because developers obtain it through an allocation of private activity tax-exempt mortgage revenue bonds, which have historically not been competitive.

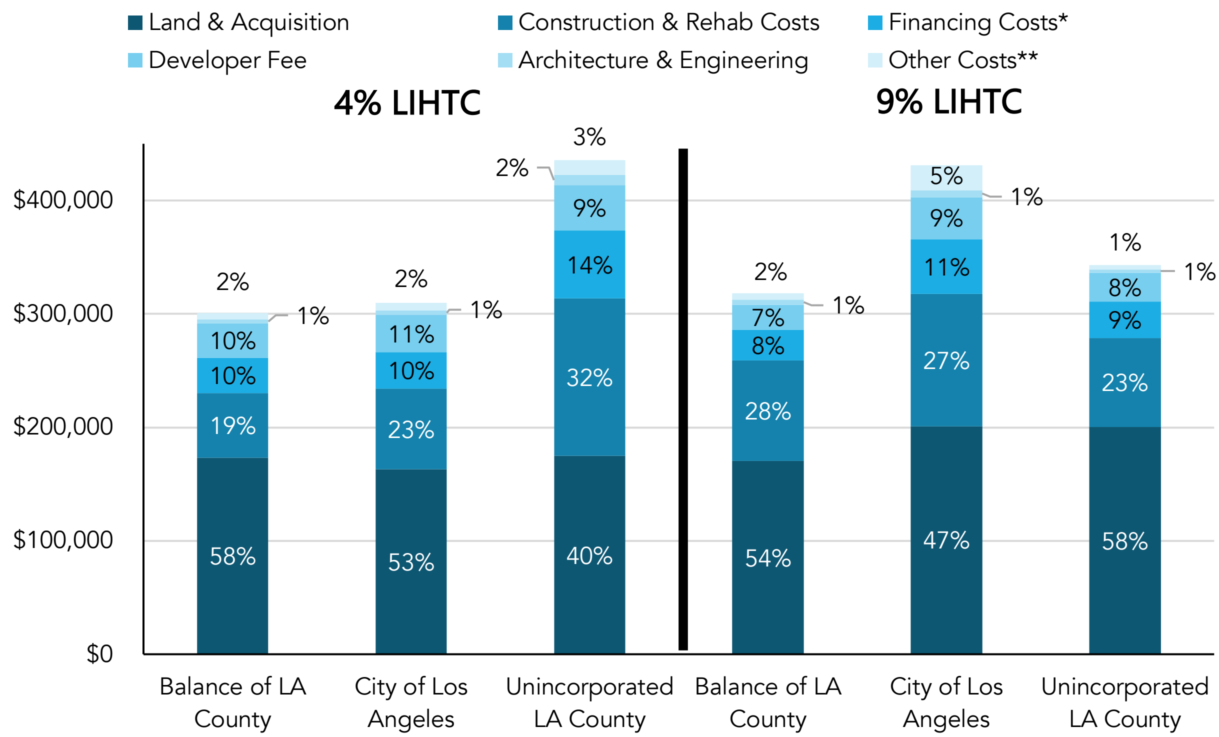
[86] As noted in Table 68, the total number of LIHTC developments in unincorporated LA County is small (35 developments), such that the median total development cost is heavily impacted by a few expensive developments.

[87] For more information on different cost categories for affordable housing development, see the Terner Center's "Making It Pencil: The Math Behind Housing Development" at https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Making_It_Pencil_The_Math_Behind_Housing_Development.pdf.

Acquisition/Rehabilitation

Figure 75 below shows the average composition of costs for an acquisition/rehabilitation affordable home by tax credit type (4% or 9%). Across all three geographies, acquisition costs—the cost to purchase land and buildings for rehabilitation—comprise the majority of development costs, ranging from 40 percent to 58 percent of development costs on average. The second largest cost category is rehabilitation costs, which include materials and labor and range from 19 to 32 percent on average. The remaining and smallest cost category is soft costs, which typically comprise 19 to 28 percent of development costs on average.

FIGURE 75: ACQUISITION/REHABILITATION PROJECT COST TRENDS IN LOS ANGELES COUNTY BY TAX CREDIT TYPE, PER-UNIT (2012-2020)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.
**'Financing costs' captures construction interest, permanent financing, legal fees, appraisals, and reserves.*
***'Other costs' captures expenses like insurance, local development and permit fees, consultant fees, market studies.*

Affordable Housing Financing Trends – Source Categories

In order to finance the construction and preservation of affordable homes, developers must rely on funding from multiple private and public sources, including mortgages, tax credits, bonds, and various other federal, state and local sources. In Los Angeles County, developers of affordable rental housing employ an average of six funding sources, though some must rely on far more (see Figure 76 below).[88]

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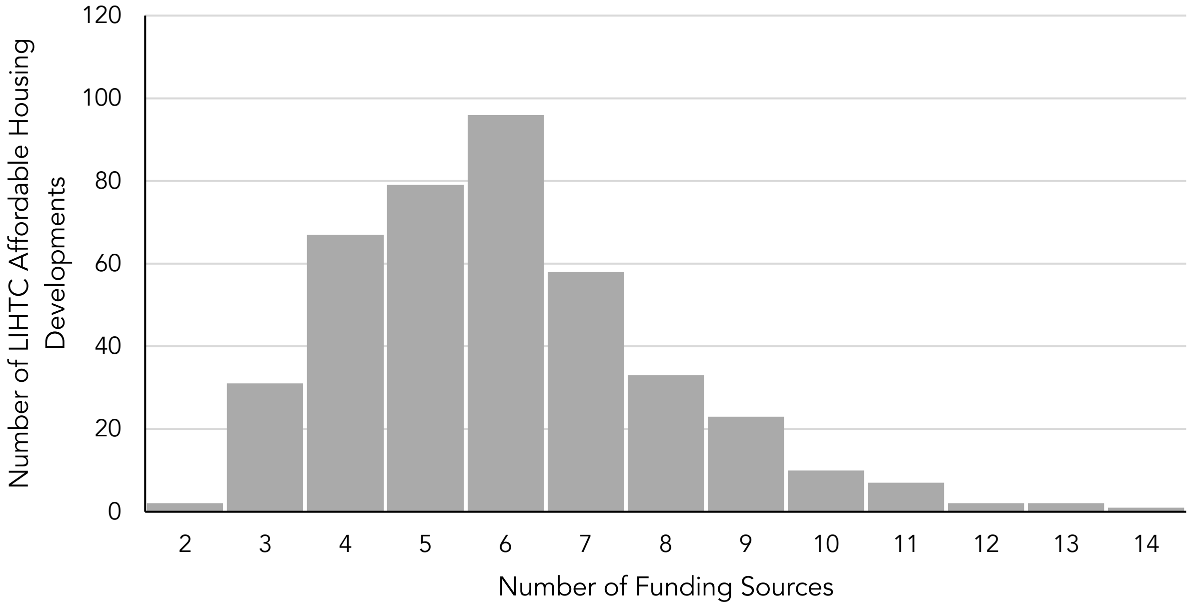
[88] This analysis only includes sources of permanent financing and, therefore, excludes rent subsidies and operating subsidies.

FIGURE 76: NUMBER OF FUNDING SOURCES* UTILIZED BY LIHTC AFFORDABLE HOUSING DEVELOPMENTS IN LOS ANGELES COUNTY (2012-2020)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.
**This graphic only includes sources of permanent financing and, therefore, excludes rent subsidies and operating subsidies.*

New Construction

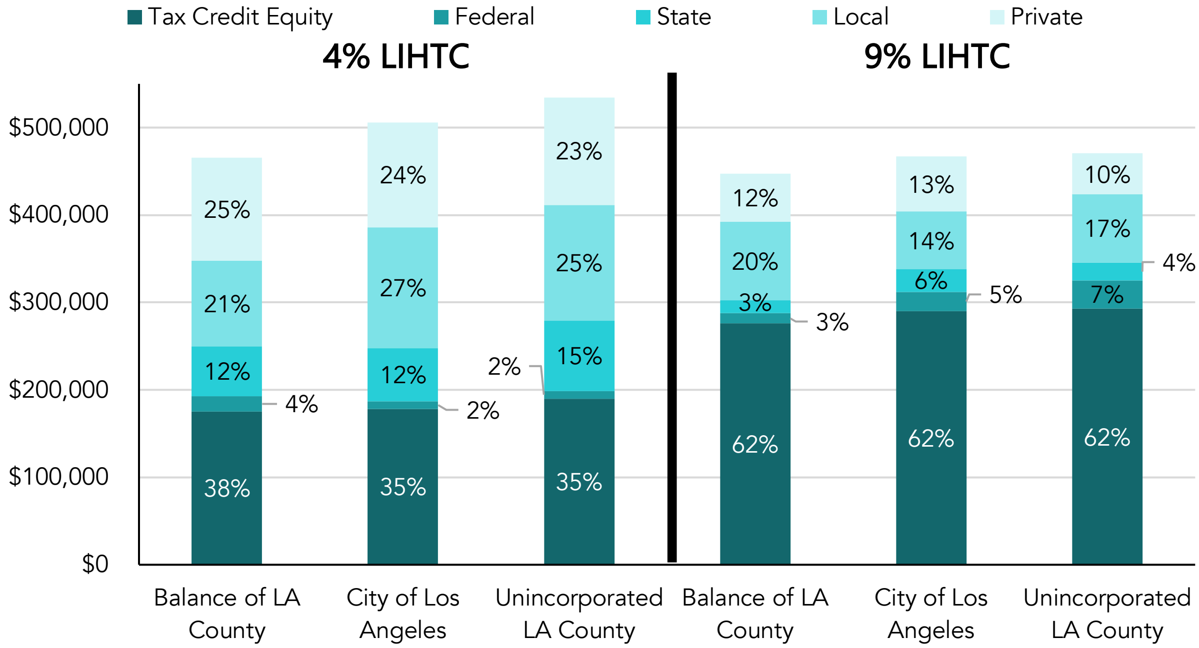
Figure 77 below shows the average composition of sources for a newly constructed affordable home by tax credit type for the City of Los Angeles, Balance of Los Angeles County, and unincorporated Los Angeles County. Across all three geographies, tax credit equity is the primary source of development funding—from approximately one-third of permanent financing for projects receiving the 4% tax credit and two-thirds of permanent financing for projects receiving the 9% tax credit on average.[89]

Federal, state, and local sources finance 37 to 41 percent of costs for 4% LIHTC developments and 26 to 28 percent of costs for 9% LIHTC developments on average. Federal sources include the HOME Investment Partnerships Program and the Community Development Block Grant Program, which are administered by local agencies. The state funding category includes all programs administered or implemented by state housing agencies (e.g., the Department of Housing and Community Development (HCD), the Strategic Growth Council (SGC), and the California Housing Finance Agency (CalHFA)), such as the Multifamily Housing Program (MHP), the Affordable Housing and Sustainable Communities (AHSC) program, and the Mixed-Income Program (MIP). The local funding category captures permanent financing programs facilitated by local housing agencies or financing entities, including land donations or land loans, local impact fee waivers, and programs governed by local agencies including LAHSA, LACDA, HCIDLA, and the Department of Mental Health.

[89] For more information on the tax credit program and differences between the 4% and 9% credit, see Section 2.

Private sources make up the final source category—including private hard debt, philanthropy, and partnership or developer contributions—and finance approximately one-fourth of development costs for 4% LIHTC developments and between ten (10) and 13 percent of costs for 9% LIHTC developments on average.

FIGURE 77: NEW CONSTRUCTION AFFORDABLE HOUSING SOURCES – FINANCING TRENDS IN LOS ANGELES COUNTY BY TAX CREDIT TYPE, PER-UNIT (2012-2020)

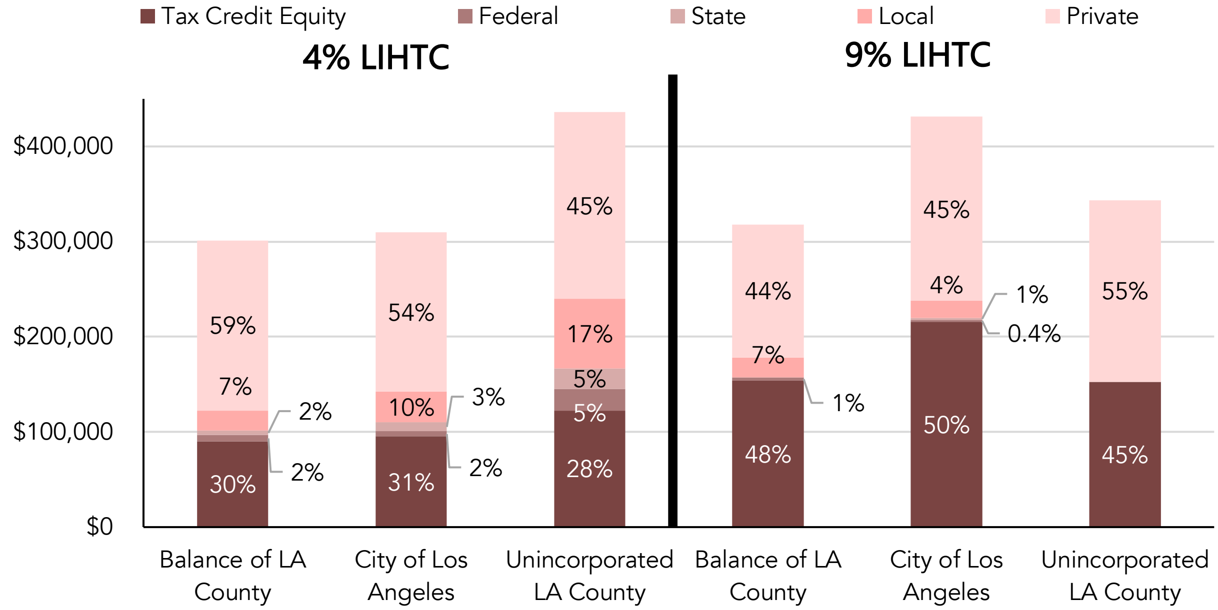


Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.

Acquisition/Rehabilitation

Figure 78 below shows the average composition of financing sources for an acquisition/rehabilitation affordable home by tax credit type. Across all three geographies, tax credit equity and private sources are the largest sources of development funding for both 4% and 9% LIHTC developments. Local funding is the third largest source of funding for acquisition/rehabilitation developments. Federal and state sources combined finance between four (4) percent and ten (10) percent of costs for 4% LIHTC developments and less than two (2) percent of costs for 9% LIHTC developments. In fact, the majority of 9% LIHTC developments receive no permanent financing from state or federal sources—65 percent of the 9% acquisition/rehabilitation developments awarded LIHTCs from 2012-2020 are assisted by Section 8, both HUD PBRA and project-based Housing Choice Vouchers. This rental assistance permits properties to support large mortgages and reduce or eliminate the need for other gap financing.

FIGURE 78: ACQUISITION/REHABILITATION AFFORDABLE HOUSING SOURCES – FINANCING TRENDS IN LOS ANGELES COUNTY BY TAX CREDIT TYPE, PER-UNIT (2012-2020)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020. Please note that the 'City of Los Angeles' 9% LIHTC values equal 100.4% because of rounding.

Historical Trends in Total Development Costs for New Affordable Housing

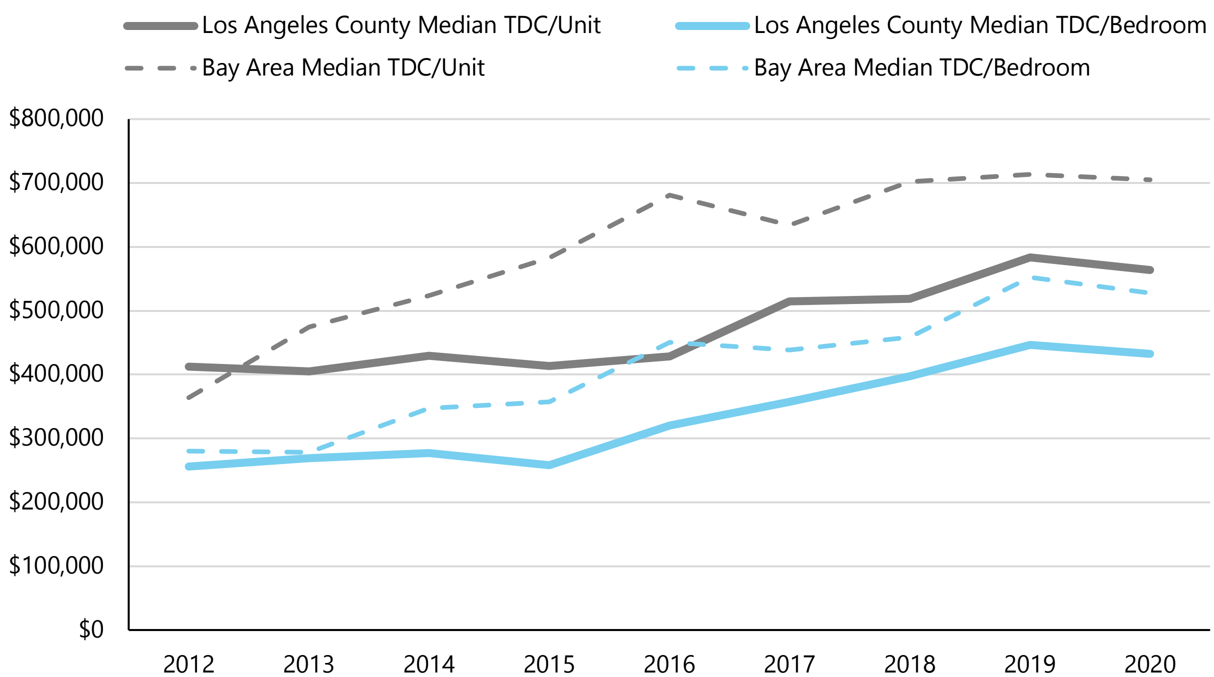
Figure 79 shows trends in median total development costs for new affordable homes financed with tax credits—on a per-unit and per-bedroom basis—in both Los Angeles County and the Bay Area from 2012 to 2020, adjusted for inflation.[90,91] It is important to consider both per-unit and per-bedroom development costs because these two measures answer different questions about the costs of development: a per-unit measurement analyzes the cost to house one household (whether a single individual or a family), whereas per-bedroom costs speak more to the costs of housing approximately one person. In addition, comparing trends in per-unit and per-bedroom costs can also reflect changes in what is being developed.

In Los Angeles County, inflation-adjusted development costs remained relatively flat between 2012 and 2015, increased steadily between 2016 and 2019, and then decreased slightly from 2019 to 2020. From 2016 to 2019, the cost to develop a new affordable home increased from $429,000 to $583,000 per unit (36 percent) and the costs per bedroom increased from $321,000 to $446,000 (39 percent). In 2020, development costs decreased by three (3) percent per unit and per bedroom. Total development costs

[90] See Appendix F: Full Data Findings, Section 5 for expanded cost analysis data.
[91] The Bay Area is defined as the five most urbanized Bay Area counties—Alameda, Contra Costa, San Francisco, Santa Clara, and San Mateo.

were higher in the five most urbanized counties in the Bay Area than in Los Angeles County at almost every point during this period at both the per-unit and per-bedroom levels.

FIGURE 79: LOS ANGELES COUNTY MEDIAN TOTAL DEVELOPMENT COSTS (TDC) FOR NEW LIHTC DEVELOPMENTS, 2012-2020 (2020$)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.

The following subsections—"Cost Analysis by Housing Type" and "Cost Analysis by Geography"—explore additional trends and explanations for changes in development costs over time. Though this analysis does not employ rigorous statistical techniques needed to establish correlation, descriptive statistics do allow us to understand important historical trends. For example, in newly constructed affordable housing developments in Los Angeles County, the number of bedrooms per unit has decreased by 19 percent from 2012 to 2020—from 1.72 bedrooms per unit to 1.39 bedrooms per unit. Larger units typically reflect economies of scale in affordable housing construction because the costs of services, operations, and design do not vary much by building size, so larger buildings allow developers to spread these fixed costs over more units. This shift towards fewer bedrooms per unit is consistent with local and state efforts to address the homelessness crisis by developing permanent supportive housing, which often comprises primarily studio and one-bedroom units. For more analysis and discussion of these trends, see the "Cost Analysis by Housing Type" section below.

Cost Analysis by Housing Type

Los Angeles County has made the development of permanent supportive housing a priority to help address the county's homelessness crisis—from policies and programs to support individuals experiencing homelessness to new funding programs and local bond measures to finance services and the production of supportive housing. This prioritization has also influenced the composition of LIHTC applications and awards, with an increasing share awarded to developments for individuals and families with special needs or who have experienced chronic homelessness (classified by TCAC as the "Special Needs" housing type).

Demonstrating this trend, the share special needs units in the county's LIHTC portfolio increased from 29 percent in 2012 to 49 percent in 2020. Similarly, the share of special needs bedrooms increased from 22 percent in 2012 to 40 percent in 2020.[92] This shift in the type of affordable housing developed in Los Angeles County explains some of the cost increases between 2012 and 2020 because, as shown below in Figure 80, LIHTC-assisted special needs developments tend to be more expensive on a per-bedroom basis than other types of housing. Between 2012 and 2020, the median cost per-bedroom for LIHTC-awarded special needs developments was 66 percent higher than LIHTC-awarded large-family developments on average.[93]

Reasons for higher costs associated with special needs developments include smaller unit sizes with a greater percentage of more expensive bathroom and kitchen space, more space used for heavy-use common areas and social service provision, higher operating costs per unit resulting in higher capitalized operating reserves, as well as larger required transition reserves due to guard against termination of a rent or operating subsidy. In addition, funding for supportive housing is typically more fragmented and complex than for other affordable housing development types. According to the Terner Center's 2020 cost study, supportive housing developments across California require an average of 6.2 funding sources per development, which is more funding sources than typical family or senior developments utilize. This study also found that each additional funding source is associated with an additional cost of $6,450 per unit, meaning that costs for these units would be expected to be nearly $40,000 higher than they otherwise would have been.[94]

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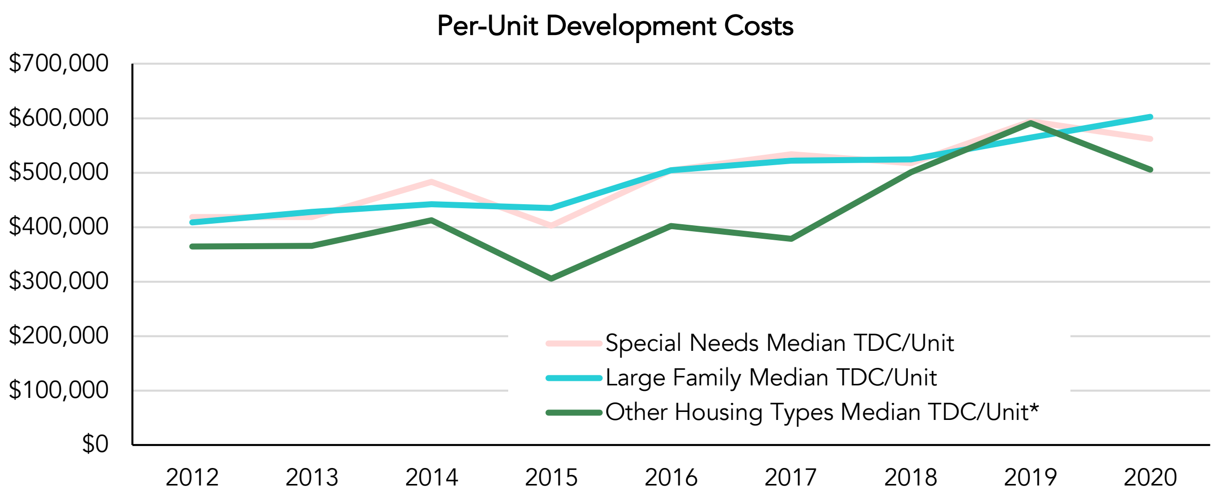
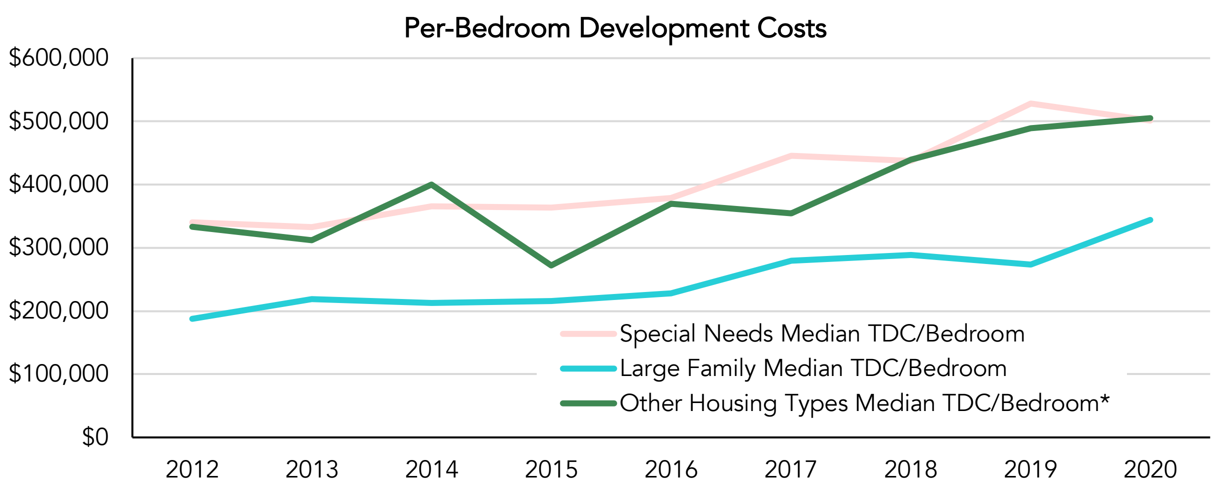
[92] TCAC uses "housing type" to identify the specific population to be served by the development and has four housing types—Large Family, Senior, Special Needs, and At-Risk—each with its own definition and eligibility. Senior properties, for example, house tenants 62 years and older. At-Risk refers to projects with affordability restrictions at risk of their compliance period expiring. Special Needs encompasses individuals living with physical, sensory, developmental or mental health disabilities; individuals who are survivors of physical abuse; individuals who are homeless; individuals with chronic illness; and families in the child welfare system. Large family developments are designed to accommodate families with children.

[93] Though this analysis does not employ rigorous statistical techniques needed to establish correlation, descriptive statistics do allow us to understand important historical trends.

[94] Terner Center for Housing Innovation. 2020. "The Costs of Affordable Housing Production: Insights from California's 9% LIHTC Program." Website: http://ternercenter.berkeley.edu.

FIGURE 80: MEDIAN TOTAL DEVELOPMENT COSTS (TDC) FOR NEW LIHTC DEVELOPMENTS, BY HOUSING TYPE, 2012-2020 (2020$)





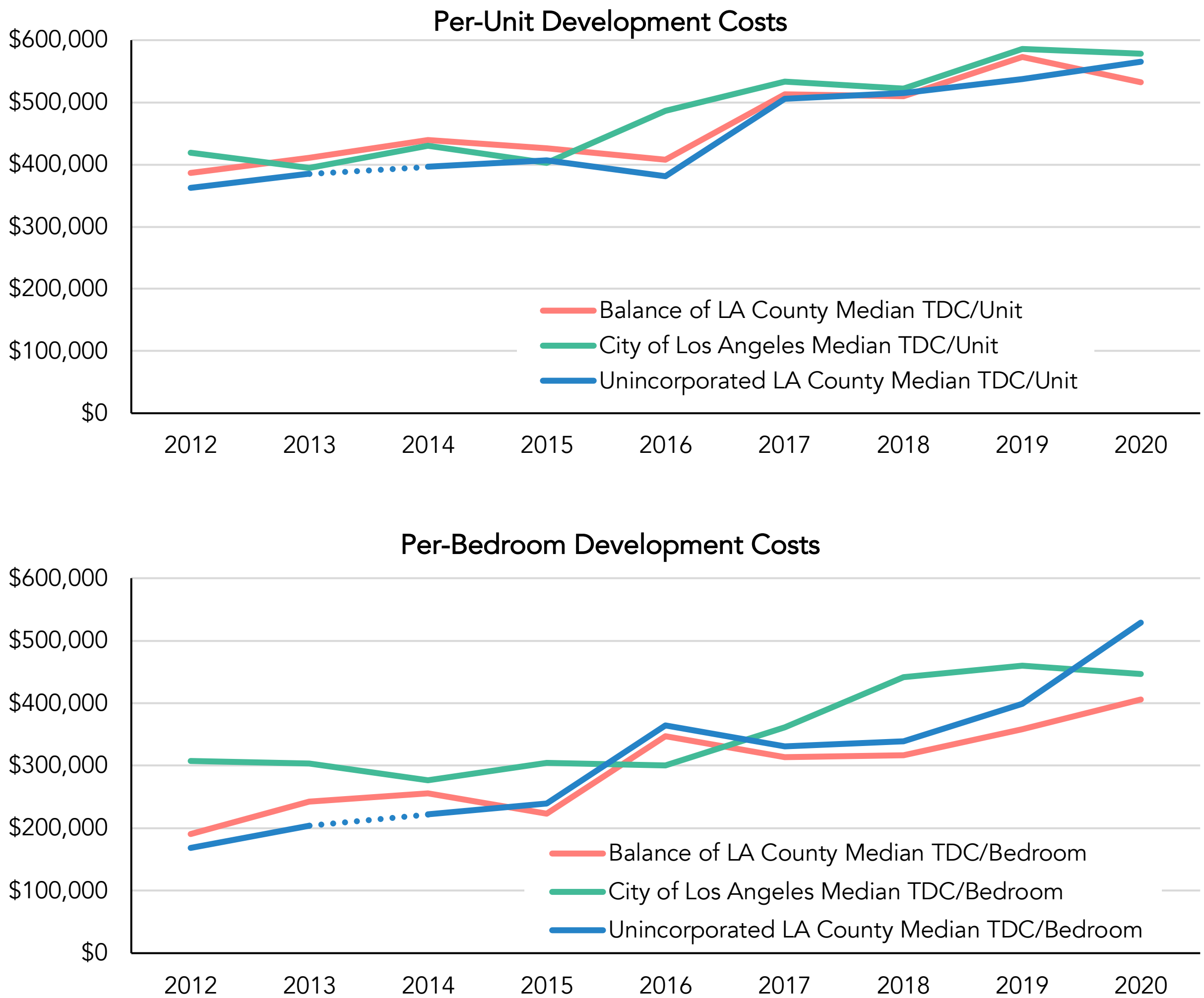
Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.
**'Other Housing Types' captures all TCAC housing types except large family and special needs. For new construction developments, this includes senior housing and non-targeted housing.*

In conclusion, the compositional shift in the type of affordable homes created in Los Angeles County towards serving more special needs households appears to have contributed to the increase in median costs in recent years, independent of other factors such as the rising cost of materials.

Cost Analysis by Geography

Figure 81 shows trends in median total development costs for new affordable homes financed with tax credits—on a per-unit and per-bedroom basis—in the City of Los Angeles, Balance of LA County, and unincorporated LA County from 2012 to 2020, adjusted for inflation. While development costs on a per-unit basis were comparable across all three geographies from 2012 to 2020, per-bedroom costs saw more variation. During this time period, per-bedroom development costs for the City of Los Angeles were greater than costs for developments outside of the City for every year except 2016 and 2020. Per-bedroom costs for developments in the Balance of LA County and unincorporated LA County were comparable from 2012 to 2019, with costs in unincorporated LA County increasing at a higher rate in 2020 (32 percent vs. 13 percent). This increase in costs for developments in unincorporated LA County could be explained in part by the decline in average bedrooms per unit from 2019 to 2020—a 25 percent decrease from 1.4 to 1.0 bedrooms per unit.[95,96]

FIGURE 81: MEDIAN TOTAL DEVELOPMENT COSTS (TDC) FOR NEW LIHTC DEVELOPMENTS, BY GEOGRAPHY, 2012-2020 (2020$)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.
Note: There is a dotted line for unincorporated LA County for 2013 and 2014 because there was only one development awarded LIHTCs during this two-year period.

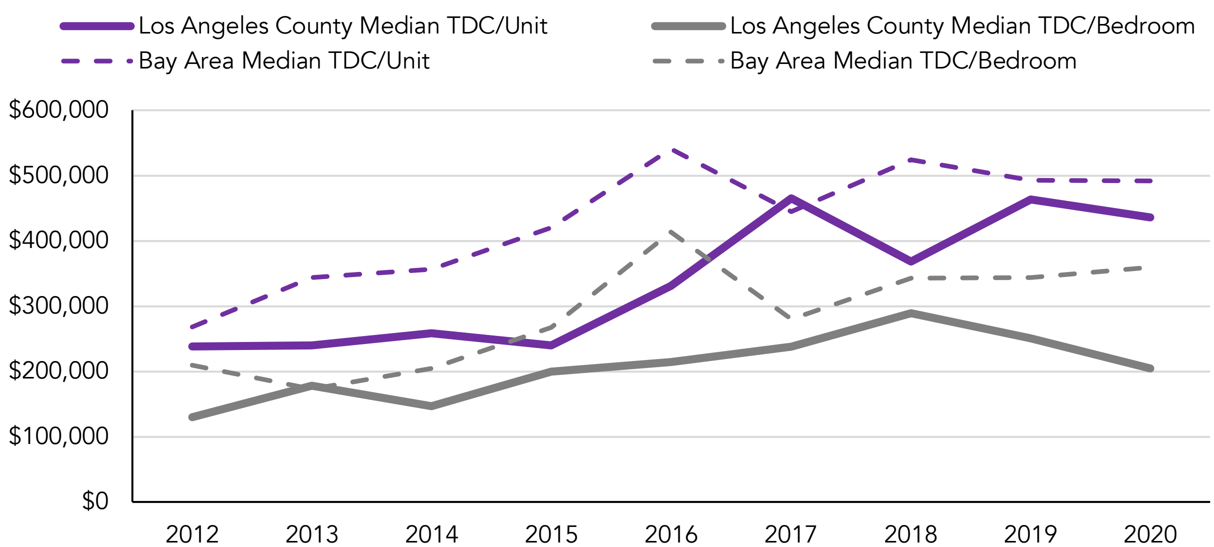
[95] 2017 to 2018 and 2018 to 2019 also saw decreases in the number of bedrooms per unit; however, these decreases were moderate—0.3 percent decline between 2017 to 2018 (1.50 to 1.49 bedrooms per unit) and eight (8) percent decline between 2018 and 2019 (1.49 to 1.38 bedrooms per unit).
[96] As noted in Table 68, the total number of LIHTC developments in unincorporated LA County is small (35 developments), such that the median total development cost each year can be impacted by a few expensive developments.

Historical Trends in Total Development Costs for Preserved Affordable Housing

Research has found that the cost of acquiring and rehabilitating—also known as "preserving"—existing multifamily rental housing is typically much lower than new construction.[97] Between 2012 and 2020, preserving existing multifamily rental housing costed 35 percent less per unit and 39 percent less per bedroom in Los Angeles County than new construction, on average.

Figure 82 shows trends in median total development cost for a preserved affordable home financed with tax credits—on a per-unit and per-bedroom basis—in both Los Angeles County and the Bay Area from 2012 to 2020, adjusted for inflation.[98,99] In Los Angeles County, these costs have steadily increased during this nine-year time period overall. From 2012 to 2020, the cost to acquire and rehabilitate an affordable home increased from $238,000 to $436,000 per unit (83 percent) and the costs per bedroom increased from $130,000 to $205,000 (58 percent), adjusted for inflation. Development costs per bedroom and per unit decreased from 2019 to 2020 by six (6) percent per-unit and 18 percent per-bedroom. When comparing the Bay Area to Los Angeles County, the former experienced a larger absolute increase (dollar amount) and relative increase (percent) in both per-unit and per-bedroom costs from 2012 to 2020.

FIGURE 82: MEDIAN TOTAL DEVELOPMENT COSTS (TDC) FOR ACQUISITION/REHABILITATION LIHTC DEVELOPMENTS, BY HOUSING TYPE, 2012-2020 (2020$)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.

[97] See, for example: Center for Housing Policy. "Comparing the Costs of New Construction and Acquisition-Rehab in Affordable Multifamily Rental Housing: Applying a New Methodology for Estimating Lifecycle Costs." 2013. Website: https://pdfs.semanticscholar.org/5337/abc2544ae5820a1bc92e52ce3d8f6d5fb8f9.pdf.

[98] See Appendix F: Full Data Findings, Section 5 for expanded cost analysis data, including cost comparisons between the City of Los Angeles and the Greater County of Los Angeles.

[99] The Bay Area is defined as the five most urbanized Bay Area counties—Alameda, Contra Costa, San Francisco, Santa Clara, and San Mateo.

Given limitations in the available data, it is difficult to explain the increases in costs to acquire and rehabilitate affordable homes in Los Angeles County or the recent decrease in costs from 2019 to 2020 beyond these reflections. For example, because most of the county's preserved affordable homes are financed with non-competitive 4% tax credits that do not claim a specific housing type or identify a specific population to be served by the development, a more detailed cost analysis is not possible. In addition, because this analysis focuses primarily on total development costs, it is impossible to isolate individual cost drivers that could explain the recent increase in costs to acquire and rehabilitate affordable homes in the County—such as changes in hard costs, financing costs, design or wage requirements, or development fees. Additional research is needed to understand these dynamics.

For more analysis of total development costs in Los Angeles County, including additional historical trends and descriptive statistics, see Appendix F: Full Data Findings, Section 5.

Section 6. Recommendations

The recommendations presented below are grounded by the analysis in Sections 1-5 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. They were informed by input from Affordable Housing Coordinating Committee members and other community stakeholders.

Similar to the recommendations in the 2020 report, the recommendations below contain a more wide-ranging set of prescriptions to address the scale of housing needs in the county than in earlier annual reports, such as creative approaches to expand capital revenues as well as land use and zoning reforms.

Increase Funding for Affordable Housing

Following a similar set of recommendations in the 2020 report, the recommendations below propose how the County could increase resources for developing and preserving affordable housing. The County's current $100 million annual commitment is critically important but also not commensurate with the scale of housing need documented in this report. The need for additional local resources is further exacerbated by the exhaustion of Proposition HHH funds by the City of Los Angeles and continued depletion of State Prop 1 bond funds, roughly two thirds of which we estimate will be committed by the end of 2021.

1. Pursue a General Obligation Bond and Other New Sources of Revenue

As the COVID-19 pandemic recedes and local economic conditions improve thanks in part to substantial federal and state assistance, the County could take advantage of the historically low interest rate environment and bond against the multifamily capital portion of its $100 million annual commitment for affordable housing, which could generate approximately $1.2 billion in a general obligation bond sale.[100] The County could also explore additional sources of revenue for affordable housing, such as a parcel tax, utility tax, or a sales tax. These options would become more feasible if the state lowers the current requirement for a two-thirds vote to 55 percent as has been done for educational facilities.

If additional capital for affordable housing production were to be raised and all or a substantial portion of those funds targeted to Permanent Supportive Housing, the County would also need to engage in a careful examination of available sources of rental subsidies to support those units, including the amount of project-based voucher (PBV) authority remaining under LACDA's 30 percent PBV cap.

2. Continue to Pursue Available State Resources

The County should continue to pursue all available state resources for affordable housing production and preservation which require local jurisdictions to proactively apply, as it has done over the past year with COVID relief funds, SB2 Permanent Local Housing Allocation (PLHA) funds, Project Homekey funding, and

[100] Estimate based on a 30-year General Obligation Bond issuance with a 3.70 percent average interest rate to bond holders. Such an issuance would need to be further analyzed and could be structured in multiple ways to maximize proceeds and minimize interest rate risk to the County.

Affordable Housing and Sustainable Communities (AHSC) funds. Important additional sources to pursue over the coming year include the Housing for Healthy California (HHC) program, which will receive a substantial new infusion of capital from the National Housing Trust Fund in 2021, and the anticipated second round of Project Homekey.

3. Additional Resources for Permanent Supportive Housing for Persons in Need of Mental Health Services

The County should explore the feasibility of dedicating additional Mental Health Services Act funding from the Department of Mental Health to address the pending depletion of No Place Like Home funds for permanent supportive housing for persons in need of mental health services.

4. Support and Expand Project Homekey Supportive Housing

The County should provide capital funding for 2020 Project Homekey acquisitions to support their conversion to permanent housing and ensure they do not lay claim to all or substantially all of the general funds anticipated to be appropriated for the LACDA's fiscal year 2021-2022 Notice of Funding Availability. Preserving funding for the NOFA is critical to the production of new Permanent Supportive Housing units throughout Los Angeles County. In addition, the County should apply for the anticipated second round of Project Homekey acquisition funding, which the Governor has proposed in the State's budget for fiscal year 2021-2022 and which would become available in the latter part of 2021. If the County elects to pursue additional Project Homekey acquisitions, it should also allocate capital funding to support conversion to permanent housing and evaluate the availability of rent subsidies to support their operation.

5. Plan for Service Needs of Permanent Supportive Homes

The County should initiate a planning process to ensure that resources are available to support the approximately $355,000 in services costs for each permanent supportive home over its 55-year restriction term. Integrated case management services for these units are currently funded by Measure H tax receipts. Although Measure H will continue to generate revenues for seven more years, the County should begin to plan for the period after these initial contracts expire.

6. Explore Enhanced Infrastructure Financing Districts as a Source of Funding for Affordable Housing

The County should explore Enhanced Infrastructure Financing Districts (EIFDs) in unincorporated areas and adjacent to existing County assets as a possible approach for generating revenue for affordable housing. One known EIFD is currently under evaluation in the City Terrace neighborhood surrounding the LAC + USC campus that would support housing infrastructure and community amenities. The County should similarly explore using the Second Neighborhood Infill Finance and Transit Improvements Act (NIFTI-2) to finance the development of new affordable homes near transit, particularly if the improvements proposed by Senator Ben Allen in Senate Bill 563 become law.

7. Explore Use of Revenues Diverted Under Measure J to Support Affordable Housing

Under the provisions of Measure J, affordable housing, supportive housing, and rental assistance are eligible uses of funds diverted under the measure. The Partnership understands that the required community engagement process is already underway and recommend that capital and operating support for affordable housing should be adopted as a Measure J funding priority to address racial injustice and inequity.

Increase Availability of Sites for Affordable Housing

The following recommendation proposes measures to increase the availability of sites for affordable and mixed-income housing.

8. End Exclusionary Zoning in Resource-Rich Neighborhoods

The County should leverage ongoing land use and zoning efforts, including the update to the Inclusionary Housing Ordinance and implementation of the pending Housing Element Update (missing middle program and countywide re-zoning program) to maximize the creation of deed-restricted affordable homes in resource-rich neighborhoods, particularly in single family zoned areas. As described in Section 4 of this report, resource-rich neighborhoods are those whose characteristics are associated with positive outcomes for families and children. Non-Hispanic white households are overrepresented in the county's resource-rich neighborhoods, and Black and Latinx households are underrepresented, relative to their respective shares of the overall county population.

Support Innovative and Cost-Saving Strategies

The following recommendations propose how the County could support innovative and cost-saving strategies for increasing efficiency in the affordable housing delivery system. The analysis in Section 5 of this report on development cost trends, echoing findings from multiple recent studies, highlights the need to reduce costs where possible.

9. Facilitate Development of Modular Manufacturing in Los Angeles County

To address limited access to modular construction for affordable housing developers in Southern California, the Office of the CEO should help facilitate an effort to identify sites that would be appropriate for modular manufacturing and expedite land use approvals and permitting for these facilities.

10. Clarify and Prioritize Non-Scored Selection Criteria in the LACDA Notice of Funding Availability

To increase alignment of awards with stated policy goals and transparency in the funding award process, the LACDA's NOFA should clarify and quantify the non-scored selection criteria currently used to determine funding awards. The most recent NOFA required applicants to achieve a minimum score under the point system, after which funds were awarded to projects based on six unweighted and unquantified selection criteria, including geographic distribution, project size, population served, and per-unit development cost. This approach may allow lower-scoring proposals to receive funding over higher-scoring ones, which can appear counterintuitive to external stakeholders. Some of the selection criteria could be incorporated into the point system, and others such as geographic distribution could be restated as factors that override the point system. For example, the NOFA could include a stated goal to fund one application in each supervisorial district.

11. Waive Design Standards Tied to LACDA Funding

The LACDA significantly modified its design standards for its most recent NOFA to more closely match those imposed by the California Tax Credit Allocation Committee and the City of Los Angeles. The LACDA should conduct an additional review in conjunction with external stakeholders prior to releasing its next NOFA to be certain its remaining design standards do not impose a cost burden beyond what is required by state agencies and the City of Los Angeles.[101] The Partnership recognizes that the LACDA may wish to maintain certain design standards that are necessary to ensure that funded developments offer the accessibility and functionality required to sustainably house tenants with a variety of special needs.

Strengthen State and Federal Advocacy

The following recommendation proposes how the County could increase strengthen its state and federal housing advocacy.

12. Respond Rapidly to Pending, High-Impact State and Federal Legislation

As the most populous county in the country, Los Angeles County must respond rapidly to opportunities to advocate for affordable housing resources in state and federal housing legislation for 2021 in coordination with other aligned stakeholders in California. At the federal level, the County should immediately begin work in coalition with other state and national partners to advocate for the inclusion of the affordable housing provisions in 2020's unsuccessful H.R. 2 legislation (the Moving Forward Act) in the Biden Administration's proposed American Jobs Plan.

In addition, the County's federal advocacy should focus on improvements to the Housing Choice Voucher program that would allow the LACDA to provide rental subsidy to more permanent supportive housing units. These include increased funding, an increase to the 30 percent cap for project-based vouchers, and a change to the administrative fee structure for public housing authorities (PHAs) that would avoid penalizing PHAs for employing vouchers to assist people experiencing homelessness.

[101] A March 2020 study by the Terner Center for Housing Innovation shows that hard construction costs, local development fees, lengthy entitlement processes, parking requirements, prevailing wages or local hire requirements, state and local design regulations, and the time and talent needed to navigate the complex financing landscape of affordable housing are all development cost drivers for new affordable housing. For more information, see: "Terner Center for Housing Innovation. 2020. "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program." Website: http://ternercenter.berkeley.edu/uploads/LIHTC_Construction_Costs_March_2020.pdf.

At the state level, the County should voice support to the Newsom Administration and state legislators representing Los Angeles County for allocating a substantial portion of the state's projected fiscal year 2021 - 2022 budget surplus to affordable housing production and preservation. Specifically, the County should advocate for funding to be allocated to provide capital to replace low-income housing tax credit equity for the substantial backlog of projects that have already received funding from one or more state programs but whose progress has stalled due to oversubscription of the tax-exempt bond program.

13. Advocate for Amendments to State Housing Legislation Specifically Related to Los Angeles County

Assembly Bill 634 (Carillo)

The County propose certain amendments to Assembly Bill 634, for which the County is a co-sponsor, which would allow local governments to require extended affordability terms for a host of programs, including the state's density bonus law, beyond 55 years. The amendments should exempt housing assisted by low-income housing tax credits (LIHTC/"tax credits") from the option to require longer affordability. Absent a major change in federal tax law, it is critical that length of affordability restrictions required by land use law and government lenders remains coterminous with the 55-year regulatory term imposed by the California Tax Credit Allocation Committee. If not, many LIHTC-assisted developments would be unable to demonstrate that residual receipts loans made by the County, other cities, and the State of California could be characterized as debt for tax purposes and would thus prove unable to secure LIHTC investors.

Senate Bill 679 (Kamlager)

Senate Bill 679 would create the Los Angeles County Affordable Housing Solutions Agency, a new countywide agency whose powers would include, among others, the ability to place affordable housing funding measures on the ballot, assemble land for affordable housing development, and provide support to local governments for the production and preservation of affordable housing. (These powers were stripped from the most recent amendments to the bill for procedural reasons but are expected to be reintroduced in forthcoming amendments.) Because the Agency could have such a broad range of authorities, the County should closely examine the bill's current text to ensure several goals are met:

1) Unincorporated areas should be represented in the Agency's governance and decision making;
2) The proposed 13-seat governing board should be large enough and constituted to represent the diversity of Los Angeles County's regions and communities; and
3) The role of the LACDA should not be usurped or duplicated by the Agency's authorities.

Further, County staff should engage in the stakeholder process currently being led by United Way to understand the direction and purpose of the legislation.

ADVANCE RACIAL EQUITY IN HOUSING PROGRAMS

The following recommendations propose how to advance racial equity in County housing programs.

14. Evaluate Establishing a Countywide Waitlist for Non-Supportive Housing to Increase Housing Choices

Waitlists for County-funded affordable housing are currently administered at the property level, which may limit the pool of prospective residents to those who already live nearby. A countywide waitlist (or referral list) could ensure broad access to new and existing developments, particularly those in resource-rich areas where Black, Latinx, Indigenous, and other people of color have been excluded. The County should convene a focus group of affordable housing owners and management agents to explore how such a waitlist could work. As a first principal, the process for administering a countywide waitlist would have to result in rapid referrals of tenants for available units with final leasing decisions made by each property owner per their approved management plans. A waitlist process could under no circumstances result in affordable homes remaining vacant for protracted periods.

Glossary

Above Moderate-Income Households – households that earn more than 120 percent of Area Median Income.

Affordable Home – a home where the household spends no more than 30 percent of its income on housing and utility costs.

Affordable and Available Home – a home with a gross rent that is affordable at a particular level of income and is either vacant or occupied by a household at or below the income group threshold.

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 Developments – affordable housing developments that are nearing the end of their affordability restrictions and/or project-based subsidy contract and may convert to market rate in the next five years.

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.

Continuum of Care (CoC) Program – a program designed by the U.S. Department of Housing and Urban Development (HUD) to promote communitywide commitments 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 percent of the household's income. A household is cost burdened if they pay more than 30 percent of their income towards housing costs.

Deeply Low-Income (DLI) Households – households earning between 0 and 15 percent of Area Median Income.

Extremely Low-Income (ELI) Households – households earning 15 to 30 percent 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 percent or less of their income; "Affordable and Available" homes have a gross rent that is affordable at a particular level of income and is either vacant or occupied by households at or below the income group threshold.

HOME Investment Partnerships 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, families, and persons at-risk of homelessness. HMIS is used for Continuum of Care (CoC) Programs and Annual Homeless Assessment Reports (AHAR).

Household Pulse Survey – a new, experimental survey to measure the social and economic impacts of the COVID-19 pandemic over time, as well as inform federal and state response and recovery planning. Because data is updated on a bi-weekly basis, the survey is meant to provide insights into how household experiences have changed during the pandemic. The survey asks individuals about their housing, employment status, spending patterns, food security, physical and mental health, access to health care, and educational disruption.

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 developments within the jurisdiction.

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 Type – the Tax Credit Allocation Committee (TCAC) uses "housing type" to identify the specific population to be served by LIHTC development. There are four housing types—Large Family, Senior, Special Needs, and At-Risk—each with its own definition and eligibility. Senior properties, for example, house tenants 62 years and older. At-Risk refers to projects with affordability restrictions at risk of their compliance period expiring. Special Needs encompasses individuals living with physical, sensory, developmental or mental health disabilities; individuals who are survivors of physical abuse; individuals who are homeless; individuals with chronic illness; and families in the child welfare system. Large family developments are designed to accommodate families with children.

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

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 between 50 and 80 percent 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 the acquisition, construction, and rehabilitation of apartments for low-income households.

Mental Health Services Act (MHSA) – the Mental Health Services Act (MHSA) Housing Program was jointly launched in August 2007 by the California Department of Mental Health and California Housing Finance Agency to provide a vehicle for counties across the state to invest capital development and operating subsidy funding in the development of new permanent supportive housing for individuals diagnosed with mental illness who are homeless or chronically homeless.

Moderate-Income Households – households earning 80 to 120 percent of Area Median Income.

Overcrowded – a description applied to households that have more than one adult per room, counting two children as equivalent to one adult. A room is defined as a bedroom or common living space (such as a living room), but excludes bathrooms, kitchens, or areas of the home that are unfinished or not suited for year-round use.

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

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 development 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.

Regional Housing Need Allocation (RHNA) – the total number of housing units by affordability level that each jurisdiction must accommodate as defined by the California Housing and Community Development (HCD), and distributed by regional governments like the Southern California Association of Governments (SCAG).

Rapid Rehousing (RRH) – programs providing limited term rental subsidies that aim to quickly house people experiencing homelessness and return homeless individuals into housing as quickly as possible.

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 percent of their income) and the market rent. Eligibility is 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 developments that contained 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.

Severely Cost Burdened – a description applied to households that spend more than 50 percent of household income on housing costs.

Severely Overcrowded – a description applied to households with more than two adults per room, counting two children as equivalent to one adult. A room is defined as a bedroom or common living space (such as a living room), but excludes bathrooms, kitchens, or areas of the home that are unfinished or not suited for year-round use.

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 Bernardino 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 the Agency's affordable developments 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 (HEARTH 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 (VLI) Households – households earning 30 to 50 percent of Area Median Income.

Appendix A: Methodology

Determining Rent Affordability

Rent affordability is determined by the income needed to afford rent and utilities without spending more than 30 percent of household income. Rent affordability for each income group is derived using adjustment factors provided by HUD. Rent affordability levels are calculated from the four-person base for each income level, and an affordable rent is calculated for each income level using the following formula: (four-person income x 0.3)/12, representing 30 percent of the four-person income level for each income group divided by 12 to provide the maximum affordable monthly rent at that income level.

The limit for deeply low-income (DLI) households, 15 percent of median income, is calculated in addition to ELI, VLI, LI, moderate and above moderate-income households for the county and each of the Supervisorial Districts (SDs). DLI is calculated by multiplying the HUD adjusted four-person income limit for VLI households by 30 percent to define the income threshold.

Categorizing People and Households by Race and Ethnicity

For the purposes of this report, the categorization of people and households by race and ethnicity is based on individual responses to U.S. Census Bureau surveys, specifically the American Community Survey (ACS) and the Household Pulse Survey. For most indicators—except when denoted in the source notes—people and households are categorized as follows:

- "Asian" is used to refer to all people who identify as Asian American, Asian Indian, Japanese, Chinese, Cambodian, Malaysian, Pakistani, Korean, Filipino, Vietnamese, Thai, or other Asian alone and do not identify as being of Latino or Hispanic origin.
- "Black" is used to refer to all people who identify as Black or African American alone and do not identify as being of Latino or Hispanic origin.
- "Latino" or "Latinx" (used interchangeably) is used to refer to all people who identify as being of Hispanic or Latino origin, regardless of racial identification.
- "Native American" is used to refer to all people who identify as Native American or Alaskan Native alone and do not identify as being of Latino or Hispanic origin.
- "Other Pacific Islander" is used to refer to all people who identify as Native Hawaiian or Pacific Islander alone—including Guamanian, Chamorro, Samoan, Fijian, and Tongan—and do not identify as being of Latino or Hispanic origin.
- "Some other race" is used to refer to all people who identify with a single racial category not included in this list and do not identify as being of Latino or Hispanic origin.
- "Two or more races" or "multiracial" (used interchangeably) is used to refer to all people who identify with multiple racial categories and do not identify as being of Latino or Hispanic origin.
- "White" is used to refer to all people who identify as white alone and do not identify as being of Latino or Hispanic origin.

Exceptions to this categorization are detailed in the source notes of Figure 2, Figure 6, and Table 3 and arise because ACS summary file data is used rather than detailed microdata (PUMS). ACS summary file data disaggregated by race and ethnicity generally treats race and Latino or Hispanic origin as two distinct concepts. In other words, people who identify as being of Latino or Hispanic origin may be of any race; therefore, data presented in Figure 2, Figure 6, and Table 3 for the Asian, Black, Native American, Other Pacific Islander, some other race, or two or more races may include some number of people who identify as being of Latino or Hispanic origin.

Additional Methodology Notes for Gap Analysis

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. Table 4 in the body of this Report provides an overview of the number of rental homes affordable to each income group.

To determine the number of households within each income category, households are grouped using HUD's adjusted income limits for all household sizes and are identified as DLI, ELI, VLI, LI, Moderate-Income and Above Moderate-Income accordingly. "All Households (Cumulative)" is calculated by summing the number of households within the income group and households in lower income groups. For example, the number of households that are at or below the VLI threshold income include all DLI, ELI and VLI households (i.e.,189,837 + 279,396 + 313,964 = 783,197).

An "affordable" home is one with housing costs that are 30 percent or less of a household's income. "Affordable and Available" homes are those with housing costs that are affordable at a particular level of income and are either vacant or occupied by households at or below the income group threshold.[102] "Rental Homes 'Affordable and Available' (Cumulative)" is the number of rental homes that are affordable and either vacant or occupied by a household at or below the income group threshold. For example, the number of rental homes that are affordable and available to ELI households are the vacant and affordable homes to DLI and ELI households and occupied affordable DLI and ELI homes occupied by households at or below the ELI income threshold.

The "Cumulative Surplus or Shortfall of Affordable Rental Homes" for each income group is the lower income groups' "Cumulative Surplus or Shortfall of Affordable Rental Homes" subtracted from the difference between the number of "Rental Homes 'Affordable and Available' (Cumulative)" and the number of "All Households (Cumulative)." For example, the 364,316 "Cumulative Surplus or Shortfall of Affordable Rental Homes" for ELI households is the difference between the 469,233 households at or below the ELI threshold income and the 104,917 affordable and available rental homes to the ELI income group and below.

[102] NLIHC. *The Gap.* 2020. Website: https://reports.nlihc.org/gap.

Additional Methodology Notes for Cost Burden Analysis

The cost burden analysis is calculated based on a household's monthly income and their monthly housing costs. Housing costs include what a household pays in rent and for utilities (e.g., electricity, fuel, gas and water). The percentage of a household's monthly income that goes towards housing costs determines whether that household is cost burdened.

To classify households as cost burdened, we first re-calculate the "Gross Rent Paid as Percentage of Income" variable available in the PUMS dataset so that it takes account the cost of utilities. Accordingly, for all renter households, we add monthly utilities to rent paid by each household, multiply this total by 12 to get annual rent then divide by the household income. For all occupied renter households (so excluding vacant rental units), we now know the percentage of each household's income paid in housing costs, or rent and utilities.

We then label each household's cost burden based on the percent of income spent on housing costs:

0-0.299 = not cost burdened

0.30-0.499 = cost burdened

0.50-1.01 = severely cost burdened

Thus, households that spend less than 30 percent of their income towards housing costs are considered not cost burdened. Households that spend more than 30 percent and more than 50 percent of their income on housing costs are considered cost burdened and severely cost burdened, respectively. For example, a four-person VLI household that earns $3,600 monthly and pays $1,260 in housing costs are cost burdened as they are paying 35 percent of their monthly income on housing costs.

Additional Methodology Notes for Overcrowding Analysis

To measure overcrowding in Los Angeles County, we use a modified version of Legislative Analyst's Office's (LAO) overcrowding measure used in "California's High Housing Costs: Causes and Consequences." In the LAO report, overcrowding is defined as more than one adult per room, counting two children as equivalent to one adult. Rooms are defined as everything except the bathroom. For the purposes of this analysis, we do not count kitchens as rooms either. With these caveats, rooms that would be included in the measure are bedrooms or common living space (such as a living room or dining room), but bathrooms, kitchens or areas of the home that are unfinished or not suited for year-round use are excluded.[103]

[103] The Overcrowding Analysis used the U.S. Census Bureau's definition of a room, excluding the kitchen. For the full definition, visit https://www.census.gov/housing/hvs/definitions.pdf.

To classify households as overcrowded, we first re-calculate the number of rooms in each unit so that kitchens are excluded. As is, PUMS defines rooms as living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.[104]

Next, we determine the number of adults per room—counting two children as one adult. For all occupied renter households (so excluding vacant rental units), we subtract the number of persons in the housing unit (which counts all children as one person) by the number of children reported in the household divided by two, all over the number of rooms (net the kitchen, when applicable). We divide the number of children by two because our measure of overcrowding counts two children as one adult.

Each household is then given a crowding designation based on the ratio of individuals per bedroom.

0-1.00 = not overcrowded

1.01-2.00 = moderately overcrowded

Greater than 2.00 = severely overcrowded

Additional Methodology Notes for Risk Assessment

The California Housing Partnership's risk assessment analyzes the risk of a development converting to market rate. The assessment includes affordable developments financed or assisted by HUD, USDA, LIHTC, CalHFA, and HCD programs. Each affordable housing development is assigned a risk designation based on the development's length of affordability, overlapping subsidies and owner entity type. Risk designations and criteria include:

- **Very High Risk of Conversion:** Affordability restrictions end in less than one year, there are no known overlapping subsidies that extend affordability and the development is not owned by a large and stable non-profit, mission-driven developer.
- **High Risk of Conversion:** Affordability restrictions end in one to five years, there are no known overlapping subsidies that extend affordability and the development is not owned by a large and stable non-profit, mission-driven developer.
- **Moderate Risk of Conversion:** Affordability restrictions end in five to ten years, there are no known overlapping subsidies that extend affordability and the development is not owned by a large and stable non-profit, mission-driven developer.

[104] For a full set of Census Bureau definitions and explanations, see www.census.gov/housing/hvs/definitions.pdf.

- **Low Risk of Conversion:** Affordability restrictions extend beyond ten years or the development is owned by a large and stable non-profit, mission-driven developer.

The California Housing Partnership's Preservation Database is updated quarterly with the most complete and available data provided by each agency. The data is then cleaned and duplicate information is removed using both automated processes and manual checks. Every effort is made to ensure the information presented is as precise as possible; however, there may be unanticipated inaccuracies in this analysis and in the data received from federal and state agencies.

Additional Methodology Notes for Gentrification, Displacement, and Exclusion

The analysis in this section uses a methodology for measuring gentrification, displacement, and exclusion at the neighborhood level developed by researchers as part of an inter-university initiative among UCLA, UC Berkeley and Portland State called the Urban Displacement Project (UDP). UDP classifies each census tract in Los Angeles County as falling on a spectrum of nine neighborhood typologies from Low-Income/Susceptible to Displacement to Stable/Advanced Exclusive—as described below—where low-income households face increasing difficulty remaining in place given local housing market dynamics:[105]

- **Low-Income Area/Susceptible to Displacement:** Identifies low-income or mixed low-income neighborhoods affordable to low-income households, but that could develop gentrification and displacement pressures in the future.
- **Ongoing Displacement of Low-Income Households:** Identifies low-income or mixed low-income areas that experienced a loss of low-income households between 2000-2018.
- **At Risk of Gentrification:** Identifies low-income or mixed low-income areas that are not currently gentrifying, but where recent housing market changes indicate a risk of gentrification in the future.
- **Early/Ongoing Gentrification:** Identifies low-income or mixed low-income areas that are undergoing the process of gentrification.
- **Advanced Gentrification:** Identifies gentrified neighborhoods that have turned over to predominantly higher-income residents.
- **Stable Moderate/Mixed Income:** Identifies stable moderate to high-income neighborhoods that are not currently at risk of becoming exclusive to low-income households.
- **At Risk of Becoming Exclusive:** Identifies areas that are moderate to high-income, but present risk factors for future exclusion of low-income households.

[105] Zuk, Miriam, et al. 2020. "The Urban Displacement Replication Project: A Modified Gentrification and Displacement Methodology." October. Website: https://www.urbandisplacement.org/sites/default/files/images/udp_replication_project_methodology_10.16.2020-converted.pdf.

- **Becoming Exclusive:** Identifies moderate to high-income areas that are beginning to exclude low-income households.
- **Stable/Advanced Exclusive**: Identifies neighborhoods that exhibit enduring patterns of exclusion.

Additional Methodology Notes for Transit Access

To capture transit-oriented areas in Los Angeles County, the analysis in Section 4 uses the Southern California Association of Government's (SCAG) 2045 High Quality Transit Areas (HQTA). SCAG defines High Quality Transit Areas as being within a half 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 programs, 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 a third of a mile, while other state programs (like SCAG) use a half-mile.

Additional Methodology Notes for Neighborhood Resources and Opportunity

This analysis uses "opportunity maps" that the state's two main affordable housing funding agencies, the Tax Credit Allocation Committee (TCAC) and the Department of Housing and Community Development (HCD), created to inform policies that incentivize affordable housing for families with children to be located in higher-resource neighborhoods in order to achieve the larger goal of offering families living in state-subsidized affordable housing a more balanced set of geographic choices when compared to historic trends. The state adopted these policies as part of an effort to incorporate affirmatively furthering fair housing (AFFH) principles into its housing programs and investments.

In the TCAC/HCD maps, each area—census tracts in non-rural areas and block groups in rural areas—are assigned to one of five categories (Highest Resource; High Resource; Moderate Resource; Moderate Resource (Rapidly Changing); and Low Resource) based on regionally derived scores for 16 evidence-based neighborhood indicators, or to a sixth category (High Segregation and Poverty) if they are both racially segregated and high-poverty. The Moderate Resource (Rapidly Changing) category was first introduced in 2020, and is meant to identify Moderate Resource areas that, based on recent trends, may soon become High Resource areas. Areas whose opportunity index scores are in the top 20 percent of each region are categorized as Highest Resource, and tracts and block groups whose scores fall into the next 20 percent of each region (top 20 percent to 40 percent) are categorized as High Resource.

TCAC and HCD work with the California Fair Housing Task Force—a group of independent researchers that includes the California Housing Partnership and multiple research institutes at UC Berkeley—to update these maps on an annual basis to account for new data and refine the methodology based on feedback and emergence of new evidence.

The TCAC/HCD Opportunity Maps are primarily relevant to housing in which children reside, so this analysis only applies to family-targeted developments.

See the California Tax Credit Allocation Committee's website for the full opportunity mapping methodology, as well as an interactive map and a downloadable file with scores and designations for each tract: http://www.treasurer.ca.gov/ctcac/opportunity.asp.

Additional Methodology Notes for Development Cost Analysis

The Development Cost Analysis uses cost data provided by the California Tax Credit Allocation Committee (TCAC) on all affordable rental housing developments awarded LIHTCs in Los Angeles County between 2012 and 2020 for both new construction and acquisition/rehabilitation.

To collect the cost data essential for this analysis, the California Housing Partnership compiled detailed development cost data from 440 LIHTC developments in Los Angeles County from 2012 to 2020, which represents approximately one-third of LIHTC homes in the county. The data comes primarily from applications to TCAC and includes detailed information on the sources of funding and development cost line items.[106] When application data was not available, we used TCAC staff reports created for each LIHTC development, which include summary financing data.[107] Throughout this section, we adjust development costs for inflation to 2020 dollars using the RS Means Construction Cost Index, the same inflation adjustment factor used by TCAC.

Costs are expressed as total residential development cost—including land—and expressed as both per-unit and per-bedroom.

For the housing type portion of this analysis, all SRO developments were collapsed in the special needs housing type.

All years represented in the cost analysis refer to the property's LIHTC award year.

[106] This data reflects the developer's best estimate of project costs at the time of application and not the final costs of development.
[107] TCAC staff reports can be accessed online at https://www.treasurer.ca.gov/ctcac/meeting/index.asp.

Appendix B: Full Data Findings, Section 1

Gap Analysis

TABLE A: NUMBER OF LOS ANGELES COUNTY HOUSEHOLDS BY HOUSING TENURE (2005-2019)

Year	Number of Renter Households*	Number of Owner Households	Total Households
2005	1,621,543	1,562,853	3,184,396
2006	1,607,392	1,564,640	3,172,032
2007	1,623,435	1,558,468	3,181,903
2008	1,639,800	1,528,562	3,168,362
2009	1,651,764	1,514,362	3,166,126
2010	1,700,905	1,501,448	3,202,353
2011	1,719,784	1,482,011	3,201,795
2012	1,750,538	1,481,122	3,231,660
2013	1,769,811	1,477,894	3,247,705
2014	1,782,312	1,486,800	3,269,112
2015	1,806,687	1,486,408	3,293,095
2016	1,832,068	1,473,521	3,305,589
2017	1,800,767	1,510,464	3,311,231
2018	1,812,624	1,501,284	3,313,908
2019	1,816,770	1,511,628	3,328,398

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2005-2019.
**Please note that the total number of renter households in Table A and Table 2 (in the main report) do not match perfectly because they rely on a slightly different data source. Estimates from PUMS data (Table 2 in the main report) are expected to be slightly different from the corresponding ACS estimates because they are subject to additional sampling error and further data processing operations.*

TABLE B: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY INCOME GROUP (2014-2019)

Year	DLI	ELI	VLI	LI	Moderate	Above Moderate	Total*
2014	167,670	338,810	325,548	325,169	276,210	346,537	1,779,944
2015	164,065	298,389	325,407	348,121	279,539	376,878	1,792,399
2016	177,352	329,887	320,835	344,865	280,119	370,375	1,823,433
2017	160,096	298,920	298,193	355,524	301,276	383,801	1,797,810
2018	181,311	287,222	306,045	359,706	313,634	361,424	1,809,342
2019	189,837	279,396	313,964	368,727	298,673	363,767	1,814,364

Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.
**Please note that the total number of renter households in Table A and Table B do not match perfectly because they rely on a slightly different data source. Estimates from PUMS data (Table B) are expected to be slightly different from the corresponding ACS estimates (Table A) because they are subject to additional sampling error and further data processing operations.*

TABLE C: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY AGE GROUP (2014-2019)

Year	Under 35		35 - 44		45 - 54		55 and older	
	#	Share (%)*	#	Share (%)*	#	Share (%)*	#	Share (%)*
2014	525,782	29%	420,626	24%	356,462	20%	481,224	27%
2015	514,906	29%	420,958	23%	368,564	20%	498,646	28%
2016	522,139	29%	421,376	23%	368,246	20%	520,307	28%
2017	492,257	28%	418,072	23%	364,909	20%	525,529	29%
2018	506,797	28%	413,471	23%	354,259	19%	538,097	30%
2019	506,915	28%	414,570	23%	350,805	19%	544,480	30%

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2018.
**Represents the percentage of households the age group comprises of all households.*

TABLE D: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY RACE & ETHNICITY* (2010-2019)

Year	Asian	Black	Latinx	Native American	Other Pacific Islander	White alone, not Hispanic or Latino	Other race	Two or more races
2010	221,118	210,912	699,072	8,505	3,402	530,682	328,275	54,429
2011	214,973	213,253	722,309	8,599	5,159	529,693	309,561	53,313
2012	225,819	217,067	733,475	7,002	3,501	532,164	320,348	59,518
2013	221,226	215,917	745,090	12,389	5,309	541,562	327,415	58,404
2014	229,918	213,877	755,700	12,476	5,347	536,476	331,510	60,599
2015	233,063	216,802	762,422	12,647	5,420	551,040	348,691	52,394
2016	234,505	214,352	780,461	14,657	3,664	558,781	373,742	58,626
2017	234,947	214,385	762,884	11,906	5,171	544,592	378,234	56,628
2018	233,466	220,555	773,829	13,788	4,224	537,718	351,647	65,828
2019	236,588	200,408	773,799	15,502	4,927	556,489	333,807	65,727

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2010-2019.
**This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian, Black, Native American, Other Pacific Islander, and white include households reporting only one race. Householders who identify their origin as Hispanic or Latino may be of any race except white.*

TABLE E: INCOME DISTRIBUTION OF RENTER HOUSEHOLDS BY RACE & ETHNICITY* (2019)

Year	Asian	Black	Latinx	Native American	Other Pacific Islander	White	Other race	Two or more races
DLI	13%	16%	9%	18%	0.5%	9%	7%	12%
ELI	14%	19%	18%	20%	22%	11%	20%	10%
VLI	14%	16%	23%	13%	8%	12%	15%	11%
LI	17%	20%	25%	19%	22%	16%	32%	16%
Moderate	17%	15%	15%	21%	29%	18%	19%	21%
Above Moderate	25%	14%	10%	9%	19%	34%	7%	30%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

**This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Unlike in Table D, Asian, Black, Native American, Other Pacific Islander, some other race, two or more races, and white only include households reporting only one race and do not identify their ethnic origin as Hispanic or Latino. Householders who identify their origin as Hispanic or Latino may be of any race.*

TABLE F: LOS ANGELES COUNTY RENTAL HOMES AFFORDABLE TO AND OCCUPIED BY EACH INCOME GROUP (2019)

Rental Homes Affordable to Income Group	Vacant	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by LI	Occupied by Moderate	Occupied by Above Moderate	Total
Affordable to DLI	2,109	26,879	23,017	9,962	10,312	6,476	6,224	84,979
Affordable to ELI	2,199	20,495	30,218	13,898	8,417	2,909	3,524	81,660
Affordable to VLI	8,047	33,277	57,672	55,994	44,103	20,657	13,211	232,961
Affordable to LI	27,826	65,210	126,391	167,821	189,985	127,438	94,848	799,519
Affordable to Moderate	35,388	35,481	36,823	58,296	99,737	116,238	156,392	538,355
Affordable to Above Moderate	15,453	8,495	5,275	7,993	16,173	24,955	89,568	167,912
Total	**91,022**	**189,837**	**279,396**	**313,964**	**368,727**	**298,673**	**363,767**	**1,905,386**

Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

TABLE G: DETAILED GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2019)

		DLI	ELI	VLI	LI	Moderate	Above Moderate
2014	All Households at or Below Threshold Income	167,670	506,480	832,028	1,157,197	1,433,407	1,779,944
	Rental Homes "Affordable & Available" to Income Group and Below	17,033	86,721	250,205	928,740	1,435,995	1,857,185
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-150,637	-419,759	-581,823	-228,457	2,588	77,241
	% of Homes Affordable but Unavailable**	70%	36%	25%	21%	15%	0%
2015	All Households at or Below Threshold Income	164,065	462,454	787,861	1,135,982	1,415,521	1,792,399
	Rental Homes "Affordable & Available" to Income Group and Below	15,105	87,607	236,054	865,214	1,398,152	1,865,181
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-148,960	-374,847	-551,807	-270,768	-17,369	72,782
	% of Homes Affordable but Unavailable**	70%	36%	27%	21%	16%	0%
2016	All Households at or Below Threshold Income	177,352	507,239	828,074	1,172,939	1,453,058	1,823,433
	Rental Homes "Affordable & Available" to Income Group and Below	16,186	99,368	259,819	921,584	1,432,306	1,896,161
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-161,166	-407,871	-568,255	-251,355	-20,752	72,728
	% of Homes Affordable but Unavailable**	73%	33%	27%	22%	15%	0%
2017	All Households at or Below Threshold Income	160,096	459,016	757,209	1,112,733	1,414,009	1,797,810
	Rental Homes "Affordable & Available" to Income Group and Below	20,010	100,150	240,263	860,595	1,403,219	1,877,355
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-140,086	-358,866	-516,946	-252,138	-10,790	79,545
	% of Homes Affordable but Unavailable**	69%	31%	29%	24%	16%	0%

		DLI	ELI	VLI	LI	Moderate	Above Moderate
2018	All Households at or Below Threshold Income	181,311	468,533	774,578	1,134,284	1,447,918	1,809,342
	Rental Homes "Affordable & Available" to Income Group and Below	24,092	103,477	265,174	902,823	1,452,441	1,898,273
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-157,219	-365,056	-509,404	-231,461	4,523	88,931
	% of Homes Affordable but Unavailable**	67%	33%	29%	23%	15%	0%
2019	All Households at or Below Threshold Income	189,837	469,233	783,197	1,151,924	1,450,597	1,814,364
	Rental Homes "Affordable & Available" to Income Group and Below	28,988	104,917	283,767	923,832	1,463,275	1,905,386
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-160,849	-364,316	-499,430	-228,092	12,678	91,022
	% of Homes Affordable but Unavailable**	66%	37%	29%	23%	16%	0%

Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.
**The surplus or shortfall includes homes occupied by a household at or below the income threshold of the income group.*
***'Affordable but unavailable' means that a rental home is affordable to lower income households but occupied by a household in a higher income group.*

TABLE H: DETAILED GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND SD (2018-2019)

		DLI	ELI	VLI	LI	Moderate	Above Moderate
SD 1	All Households at or Below Threshold Income	35,326	97,463	164,593	236,769	288,270	333,721
	Rental Homes "Affordable & Available" to Income Group and Below	7,818	26,248	73,258	212,576	291,677	346,560
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-27,508	-71,215	-91,335	-24,193	3,407	12,838
	% of Homes Affordable but Unavailable**	62%	34%	17%	8%	3%	0%
SD 2	All Households at or Below Threshold Income	54,071	129,364	211,048	297,707	360,186	423,637
	Rental Homes "Affordable & Available" to Income Group and Below	6,713	28,560	81,495	253,207	363,423	444,478
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-47,359	-100,804	-129,553	-44,500	3,237	20,841
	% of Homes Affordable but Unavailable**	62%	29%	12%	5%	3%	0%
SD 3	All Households at or Below Threshold Income	40,764	103,206	168,925	250,888	328,425	447,022
	Rental Homes "Affordable & Available" to Income Group and Below	3,856	18,665	44,414	167,557	320,853	473,003
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-36,908	-84,541	-124,511	-83,330	-7,572	25,981
	% of Homes Affordable but Unavailable**	73%	29%	19%	9%	5%	0%
SD 4	All Households at or Below Threshold Income	23,827	66,552	118,549	186,716	246,238	316,105
	Rental Homes "Affordable & Available" to Income Group and Below	3,182	13,539	35,368	153,641	251,525	331,815
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-20,645	-53,013	-83,182	-33,075	5,288	15,710
	% of Homes Affordable but Unavailable**	73%	34%	16%	5%	1%	0%
SD 5	All Households at or Below Threshold Income	31,586	72,298	115,772	171,024	226,138	291,368
	Rental Homes "Affordable & Available" to Income Group and Below	4,971	17,185	39,936	126,346	230,378	305,974
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-26,614	-55,113	-75,836	-44,678	4,240	14,607
	% of Homes Affordable but Unavailable**	66%	29%	15%	11%	6%	0%

Source: California Housing Partnership analysis of 2018-2019 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.
**The surplus or shortfall includes homes occupied by a household at or below the income threshold of the income group.*
***'Affordable but unavailable' means that a rental home is affordable to lower income households but occupied by a household in a higher income group.*

Cost Burden Analysis

TABLE I: LOS ANGELES COUNTY COST BURDEN ANALYSIS FOR RENTER HOUSEHOLDS (2019)

Income Group	Total Households	Not Cost Burdened		Moderately Cost Burdened*		Severely Cost Burdened*	
		#	%	#	%	#	%
DLI	189,837	11,480	6%	13,135	7%	165,222	87%
ELI	279,396	32,099	11%	46,422	17%	200,875	72%
VLI	313,964	57,455	18%	130,071	42%	126,438	40%
LI	368,727	167,526	45%	154,151	42%	47,050	13%
Moderate	298,673	215,287	72%	76,348	26%	7,038	2%
Above Moderate	363,767	341,093	94%	22,545	6%	129	0.04%
All Income Groups	**1,814,364**	**824,940**	**46%**	**442,672**	**24%**	**546,752**	**30%**

Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.
**A household is considered moderately cost burdened if they pay between 30 and 50 percent of household income for housing costs and severely cost burdened if they pay more than 50 percent of household income for housing costs.*

TABLE J: PERCENTAGE OF COST BURDENED* RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2019)

		DLI	ELI	VLI	LI	Moderate	Above Moderate
2014	Not Cost Burdened	4%	9%	14%	42%	70%	93%
	Moderately Cost Burdened	3%	17%	44%	46%	28%	6%
	Severely Cost Burdened	93%	74%	42%	12%	2%	1%
2015	Not Cost Burdened	4%	9%	14%	40%	70%	92%
	Moderately Cost Burdened	4%	18%	45%	46%	27%	7%
	Severely Cost Burdened	92%	73%	41%	14%	3%	0.4%
2016	Not Cost Burdened	4%	11%	14%	43%	71%	92%
	Moderately Cost Burdened	4%	17%	43%	45%	25%	8%
	Severely Cost Burdened	92%	72%	43%	12%	4%	0.3%
2017	Not Cost Burdened	5%	11%	13%	42%	70%	92%
	Moderately Cost Burdened	4%	17%	42%	45%	27%	8%
	Severely Cost Burdened	91%	72%	45%	13%	3%	0.2%
2018	Not Cost Burdened	6%	11%	16%	43%	71%	93%
	Moderately Cost Burdened	6%	15%	44%	44%	26%	7%
	Severely Cost Burdened	88%	74%	40%	13%	3%	0.1%
2019	Not Cost Burdened	6%	11%	18%	45%	72%	94%
	Moderately Cost Burdened	7%	17%	42%	42%	26%	6%
	Severely Cost Burdened	87%	72%	40%	13%	2%	0.04%

Source: California Housing Partnership analysis of 2014-2019 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

**A household is considered moderately cost burdened if they pay between 30 and 50 percent of household income for housing costs and severely cost burdened if they pay more than 50 percent of household income for housing costs.*

TABLE K: PERCENTAGE OF COST BURDENED* RENTER HOUSEHOLDS BY INCOME GROUP AND SD (2018-2019)

		DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
SD 1	Not Cost Burdened	10%	14%	24%	58%	83%	94%	47%
	Moderately Cost Burdened	10%	20%	49%	35%	15%	6%	25%
	Severely Cost Burdened	80%	66%	27%	7%	2%	0%	28%
SD 2	Not Cost Burdened	5%	12%	20%	50%	74%	94%	42%
	Moderately Cost Burdened	7%	18%	48%	40%	24%	6%	26%
	Severely Cost Burdened	88%	70%	32%	10%	2%	0%	32%
SD 3	Not Cost Burdened	3%	11%	11%	34%	61%	92%	44%
	Moderately Cost Burdened	5%	12%	35%	46%	35%	8%	24%
	Severely Cost Burdened	92%	77%	54%	20%	4%	0.1%	32%
SD 4	Not Cost Burdened	7%	11%	15%	42%	73%	93%	48%
	Moderately Cost Burdened	5%	14%	44%	47%	26%	7%	26%
	Severely Cost Burdened	88%	75%	41%	11%	1%	0%	26%
SD 5	Not Cost Burdened	7%	10%	14%	36%	71%	95%	45%
	Moderately Cost Burdened	4%	12%	35%	49%	27%	5%	23%
	Severely Cost Burdened	89%	78%	51%	15%	2%	0.04%	32%

Source: California Housing Partnership analysis of 2018-2019 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

**A household is considered moderately cost burdened if they pay between 30 and 50 percent of household income for housing costs and severely cost burdened if they pay more than 50 percent of household income for housing costs.*

Overcrowding Analysis

TABLE L: LOS ANGELES COUNTY OVERCROWDING ANALYSIS* FOR RENTER HOUSEHOLDS (2019)

Income Group	Total Households	Not Overcrowded		Overcrowded		Severely Overcrowded**	
		#	%	#	%	#	%
DLI	189,837	163,901	86%	21,105	14%	4,831	3%
ELI	279,396	203,944	73%	65,177	27%	10,275	4%
VLI	313,964	216,652	69%	83,641	31%	13,671	4%
LI	368,727	252,902	69%	96,246	31%	19,579	5%
Moderate	298,673	227,858	76%	62,265	24%	8,550	3%
Above Moderate	363,767	310,166	85%	48,543	15%	5,058	1%
All Income Groups	**1,814,364**	**1,375,423**	**76%**	**376,977**	**24%**	**61,964**	**3%**

Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

**Households that have more than one adult (or two children) per room and more than two adults (or four children) per room are considered overcrowded and severely overcrowded, respectively.*

***The percentages of severely overcrowded households are a subset of the percentage of overcrowded households.*

TABLE M: PERCENTAGE OF OVERCROWDED* RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2019)

		DLI	ELI	VLI	LI	Moderate	Above Moderate
2014	Not Overcrowded	75%	67%	64%	67%	76%	87%
	Overcrowded	22%	33%	36%	24%	24%	13%
	Severely Overcrowded**	3%	5%	6%	5%	3%	1%
2015	Not Overcrowded	78%	69%	62%	67%	75%	84%
	Overcrowded	22%	31%	38%	33%	25%	16%
	Severely Overcrowded**	3%	4%	6%	5%	3%	2%
2016	Not Overcrowded	80%	70%	65%	68%	75%	84%
	Overcrowded	20%	30%	35%	32%	25%	16%
	Severely Overcrowded**	4%	5%	6%	5%	3%	2%
2017	Not Overcrowded	84%	74%	70%	71%	76%	86%
	Overcrowded	16%	26%	30%	29%	24%	14%
	Severely Overcrowded**	3%	5%	5%	4%	4%	1%
2018	Not Overcrowded	85%	76%	67%	70%	75%	85%
	Overcrowded	15%	24%	33%	30%	25%	15%
	Severely Overcrowded**	3%	5%	6%	4%	4%	1%
2019	Not Overcrowded	86%	73%	69%	69%	76%	85%
	Overcrowded	14%	27%	31%	31%	24%	15%
	Severely Overcrowded**	3%	4%	4%	5%	3%	1%

Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

**Households that have more than one adult (or two children) per room and more than two adults (or four children) per room are considered overcrowded and severely overcrowded, respectively.*

***The percentages of severely overcrowded households are a subset of the percentage of overcrowded households.*

TABLE N: PERCENTAGE OF OVERCROWDED* RENTER HOUSEHOLDS BY INCOME GROUP AND SD (2018-2019)

		DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
SD 1	Not Overcrowded	80%	68%	62%	59%	68%	76%	67%
	Overcrowded	20%	32%	38%	41%	32%	24%	33%
	Severely Overcrowded**	4%	6%	8%	8%	6%	3%	6%
SD 2	Not Overcrowded	84%	71%	65%	66%	72%	80%	72%
	Overcrowded	16%	29%	35%	34%	28%	20%	28%
	Severely Overcrowded**	3%	5%	6%	6%	3%	2%	4%
SD 3	Not Overcrowded	88%	75%	70%	72%	78%	87%	79%
	Overcrowded	12%	25%	30%	28%	22%	13%	21%
	Severely Overcrowded**	3%	5%	5%	4%	3%	1%	3%
SD 4	Not Overcrowded	88%	79%	70%	73%	77%	89%	79%
	Overcrowded	12%	21%	30%	27%	23%	11%	21%
	Severely Overcrowded**	2%	4%	3%	3%	3%	1%	3%
SD 5	Not Overcrowded	92%	85%	78%	78%	83%	90%	85%
	Overcrowded	8%	15%	22%	22%	17%	10%	15%
	Severely Overcrowded**	2%	1%	3%	2%	1%	1%	2%

Source: California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

**Households that have more than one adult (or two children) per room and more than two adults (or four children) per room are considered overcrowded and severely overcrowded, respectively.*

***The percentages of severely overcrowded households are a subset of the percentage of overcrowded households.*

Housing Fragility during COVID-19

TABLE O: SHARE OF ADULTS* WHO EXPERIENCED LOSS OF EMPLOYMENT INCOME SINCE MARCH 13, 2020** (MAY–DEC 2020)

Month	All Renters	Less than $75K	More than $75K	Asian	Black	Latinx	White	Two or more races	Male	Female
May	59%	66%	51%	51%	60%	69%	51%	46%	60%	57%
June	59%	68%	48%	43%	56%	68%	55%	52%	57%	57%
July	63%	69%	55%	59%	66%	70%	57%	53%	66%	60%
Transition to Phase 2***										
August	58%	64%	49%	57%	55%	68%	49%	45%	55%	61%
September	55%	61%	49%	50%	64%	59%	51%	54%	57%	54%
October	57%	66%	48%	52%	65%	67%	49%	45%	60%	56%
Transition to Phase 3										
November	56%	60%	40%	49%	67%	62%	50%	60%	54%	58%
December	59%	70%	51%	50%	60%	67%	51%	63%	58%	59%

Source: California Housing Partnership analysis of Household Pulse Survey data, U.S. Census Bureau, April 23 – December 21.
**The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the share of adults in households who experienced loss of income. Note: Figures are averages of data collected in the corresponding month. For example, the October data point is an average of survey data collected Sept 30-Oct 12 and Oct 14-Oct 26.*
***This data represents the race/ethnicity and gender identity of the person filling out the survey. Asian, Black, two or more races, and white include adults reporting only one racial category and do not identify their ethnic origin as Hispanic or Latino. Adults who identify their ethnic origin as Hispanic or Latino may be of any race. Because respondents are only given the option of "male" or "female" in the survey, there is no data currently available on gender non-binary respondents.*
****Phase 2 introduced significant changes to the questionnaire and moved to a two-week survey window, creating differences in unit and item nonresponse between the two phases that make direct comparison with phase 1 estimates difficult.*

TABLE P: SHARE OF RENTERS* WHO ARE NOT CAUGHT UP ON RENT PAYMENTS** (MAY–DEC 2020)

Month	All Renters	Less than $75K	More than $75K	Asian	Black	Latinx	White	Two or more races	Male	Female
May	18%	17%	9%	6%	32%	23%	10%	15%	22%	14%
June	16%	17%	6%	7%	14%	22%	8%	22%	12%	20%
July	18%	18%	4%	16%	12%	26%	9%	12%	18%	17%
Transition to Phase 2***										
August	16%	19%	7%	16%	5%	23%	9%	8%	22%	10%
September	16%	19%	5%	20%	17%	17%	10%	18%	15%	16%
October	17%	19%	14%	22%	8%	24%	9%	18%	19%	15%
Transition to Phase 3										
November	14%	19%	5%	17%	38%	11%	8%	15%	15%	13%
December	22%	27%	11%	18%	20%	27%	9%	38%	22%	22%

Source: California Housing Partnership analysis of Household Pulse Survey data, U.S. Census Bureau, April 23 – December 21.
**The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the share of renting adults in households who are not caught up on rent or had their rent deferred. Note: Figures are averages of data collected in the corresponding month. For example, the October data point is an average of survey data collected Sept 30-Oct 12 and Oct 14-Oct 26.*
***This data represents the race/ethnicity and gender identity of the person filling out the survey. Asian, Black, two or more races, and white include adults reporting only one racial category and do not identify their ethnic origin as Hispanic or Latino. Adults who identify their ethnic origin as Hispanic or Latino may be of any race. Because respondents are only given the option of "male" or "female" in the survey, there is no data currently available on gender non-binary respondents.*
****Phase 2 introduced significant changes to the questionnaire and moved to a two-week survey window, creating differences in unit and item nonresponse between the two phases that make direct comparison with phase 1 estimates difficult.*

TABLE Q: SHARE OF RENTERS* WHO ARE BEHIND ON RENT AND FEAR EVICTION IN THE NEXT TWO MONTHS** (AUG–DEC 2020)

Month	All Renters	Less than $75K	More than $75K	Asian	Black	Latinx	White	Two or more races	Male	Female
August	58%	60%	37%	63%	87%	61%	43%	47%	58%	58%
September	43%	47%	39%	26%	52%	44%	52%	24%	44%	41%
October	40%	44%	30%	27%	10%	47%	51%	42%	45%	33%
Transition to Phase 3										
November	36%	37%	33%	27%	4%	64%	37%	0%	46%	26%
December	55%	59%	35%	48%	43%	49%	49%	75%	47%	57%

Source: California Housing Partnership analysis of Household Pulse Survey data, U.S. Census Bureau, April 23 – December 21.
**The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the share of renting adults in households who are not caught up on rent and say it is very or somewhat like they will face eviction in the next two months.*
***This data represents the race/ethnicity and gender identity of the person filling out the survey. Asian, Black, two or more races, and white include adults reporting only one racial category and do not identify their ethnic origin as Hispanic or Latino. Adults who identify their ethnic origin as Hispanic or Latino may be of any race. Because respondents are only given the option of "male" or "female" in the survey, there is no data currently available on gender non-binary respondents.*

TABLE R: SHARE OF RENTERS THAT HAVE NO OR SLIGHT CONFIDENCE IN ABILITY TO PAY NEXT MONTH'S RENT* OR HAVE DEFERRED PAYMENT** (MAY-DEC 2020)

Month	All Renters	Less than $75K	More than $75K	Asian	Black	Latinx	White	Two or more races	Male	Female
May	34%	42%	15%	19%	42%	44%	21%	37%	37%	32%
June	33%	39%	16%	30%	28%	42%	20%	25%	34%	33%
July	37%	45%	13%	38%	35%	50%	19%	14%	38%	35%
Transition to Phase 2***										
August	31%	36%	16%	22%	18%	37%	30%	15%	30%	31%
September	30%	37%	11%	24%	29%	37%	17%	32%	28%	32%
October	28%	34%	17%	24%	14%	42%	18%	31%	25%	32%
Transition to Phase 3										
November	33%	42%	16%	35%	49%	43%	14%	10%	30%	36%
December	36%	50%	21%	27%	34%	44%	18%	54%	30%	40%

Source: California Housing Partnership analysis of Household Pulse Survey data, U.S. Census Bureau, April 23 – December 21.
**This data represents the race/ethnicity and gender identity of the person filling out the survey. Asian, Black, two or more races, and white include adults reporting only one racial category and do not identify their ethnic origin as Hispanic or Latino. Adults who identify their ethnic origin as Hispanic or Latino may be of any race. Because respondents are only given the option of "male" or "female" in the survey, there is no data currently available on gender non-binary respondents.*
***Payment deferred means that the tenant's rent payment has been deferred or postponed to a later date. Occupied without rent includes units provided free by friends or relatives or in exchange for services (such as resident manager).*
****Phase 2 introduced significant changes to the questionnaire and moved to a two-week survey window, creating differences in unit and item nonresponse between the two phases that make direct comparison with phase 1 estimates difficult.*

Appendix C: Full Data Findings, Section 2

FIGURE A: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN LOS ANGELES COUNTY

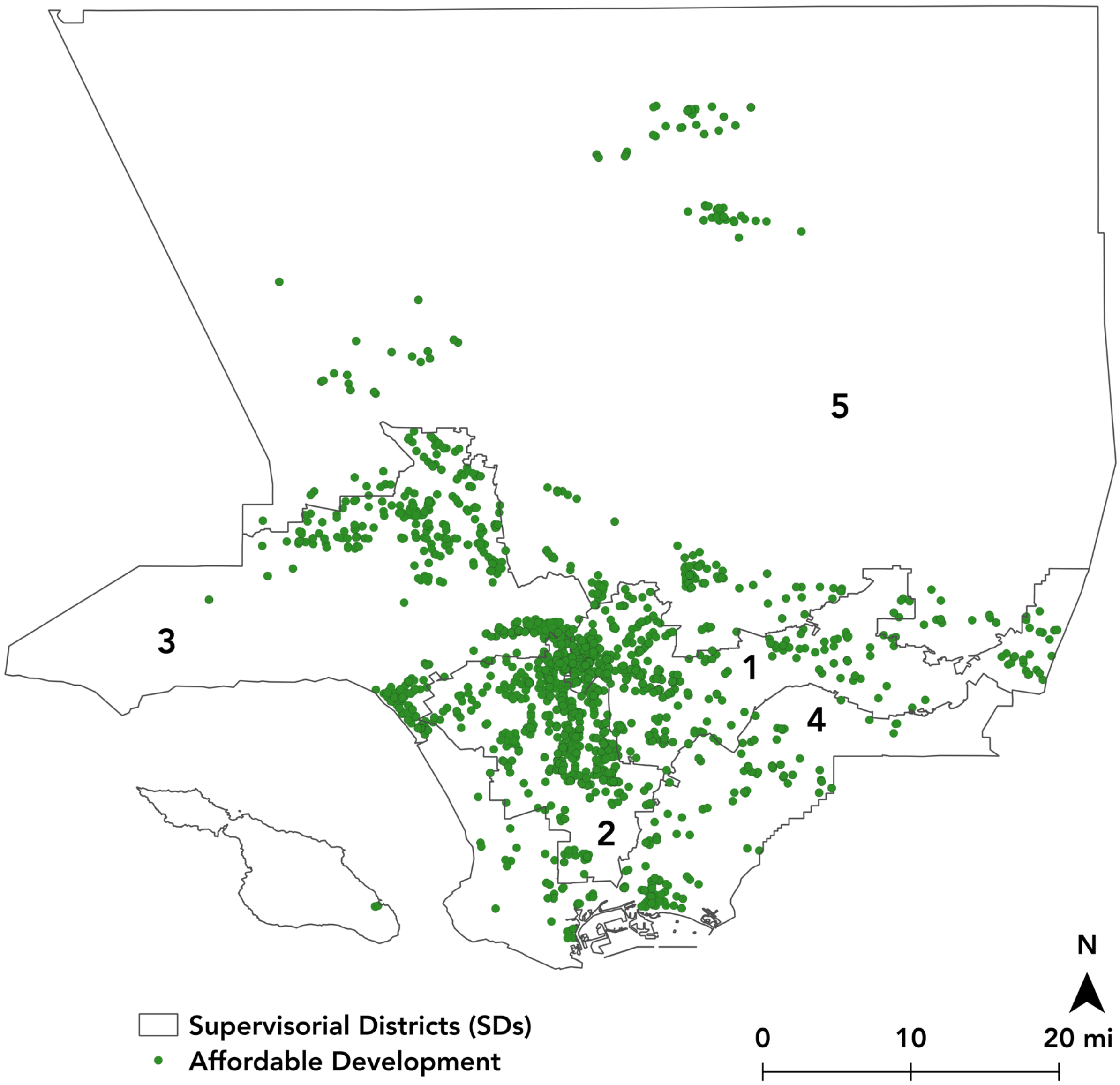


FIGURE B: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 1

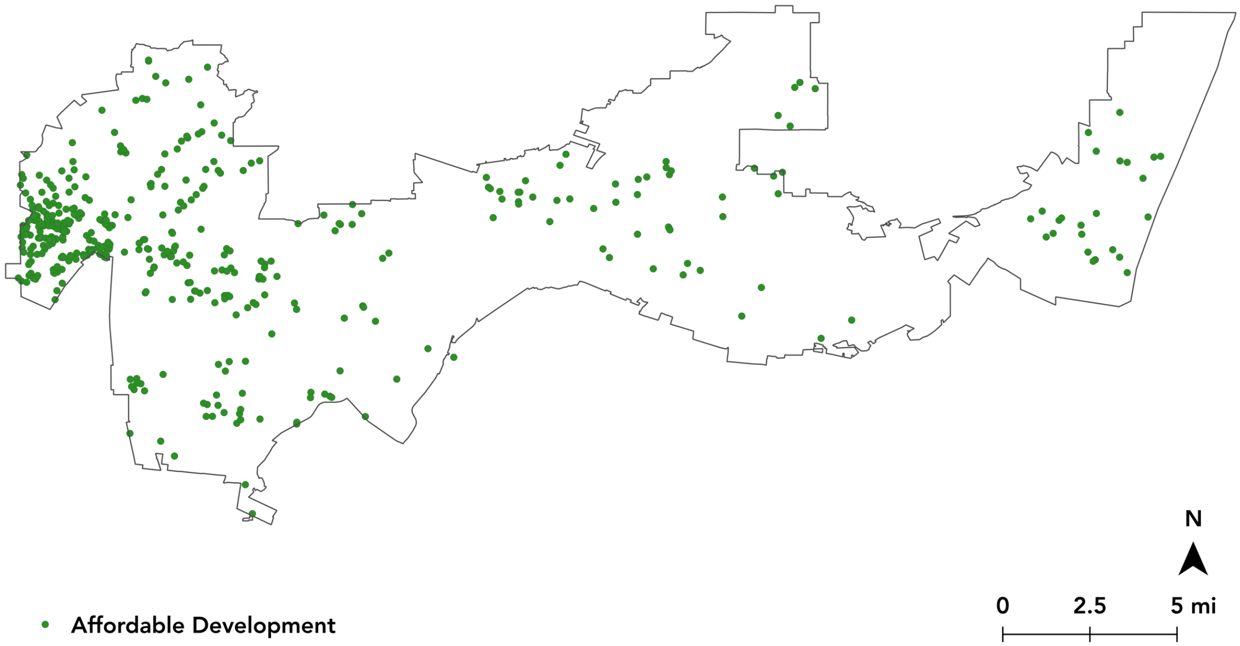


FIGURE C: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 2

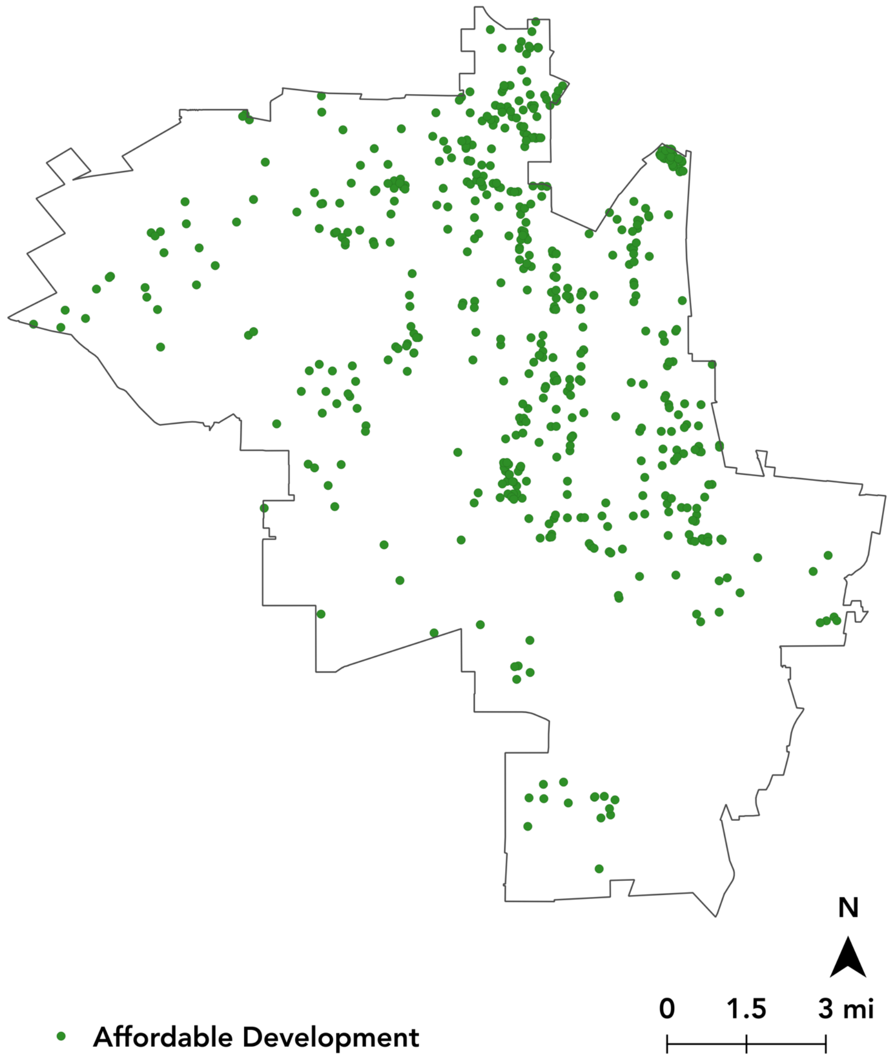


FIGURE D: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 3

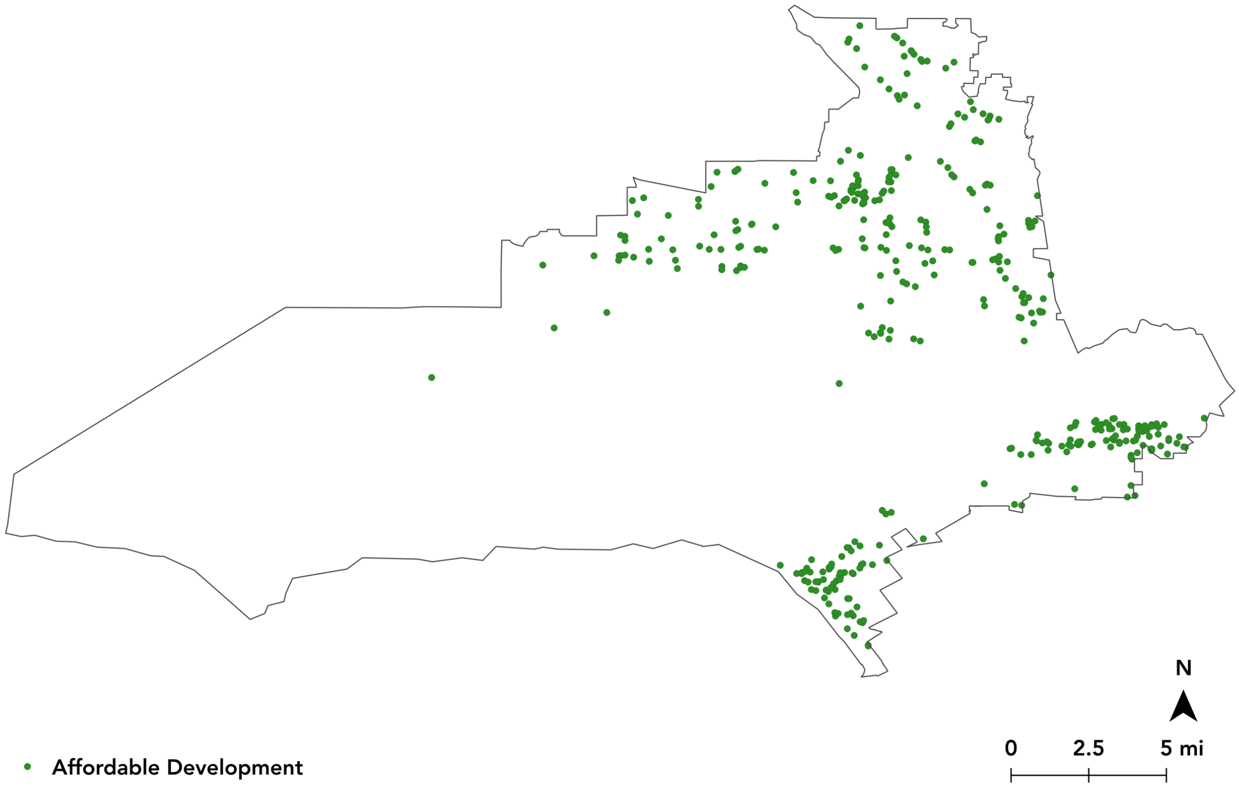


FIGURE E: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 4

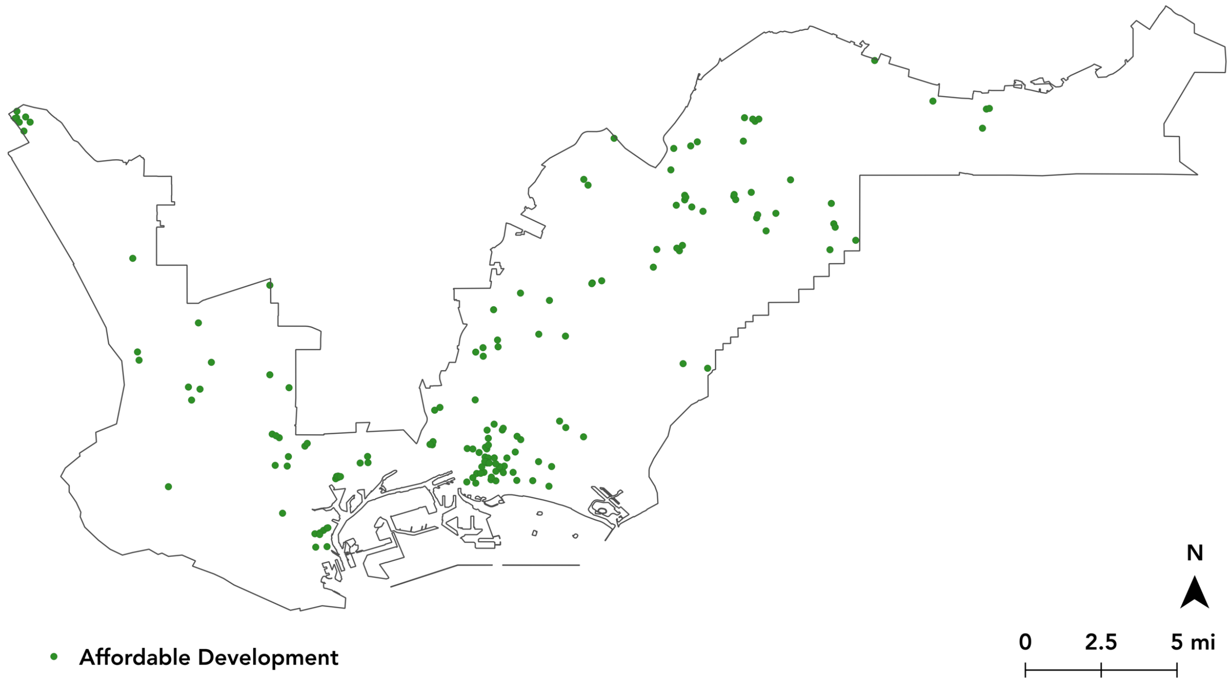


FIGURE F: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 5

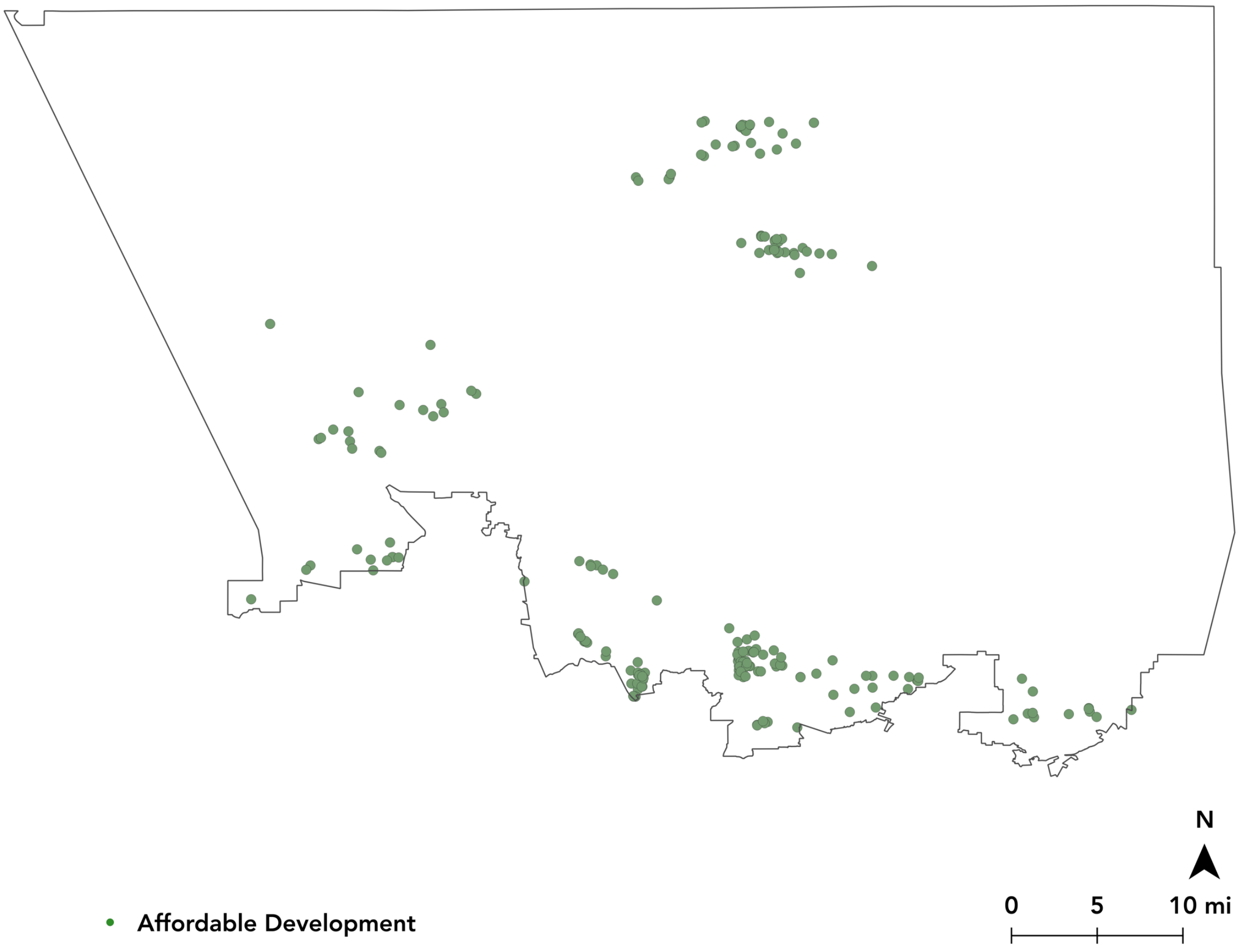


TABLE A: LIHTC DEVELOPMENT IN LOS ANGELES COUNTY (1987-2020)

Year Awarded	Developments	Affordable Homes	Annual Federal Credits Awarded*	State Credits Awarded*
1987	12	548	$62,158	$315,660
1988	30	1,702	$867,715	$3,027,162
1989	29	2,029	$2,539,258	$8,083,060
1990	25	972	$7,316,609	$357,576
1991	13	391	$3,637,134	$4,127,305
1992	37	1,865	$15,280,839	$1,926,842
1993	43	3,124	$22,872,108	$4,024,016
1994	17	949	$8,672,710	$0
1995	25	1,457	$8,115,919	$362,382
1996	38	1,820	$17,395,276	$4,895,037
1997	34	1,509	$10,993,667	$0
1998	31	2,640	$13,309,462	$2,202,977
1999	42	3,348	$14,717,560	$1,354,736
2000	39	3,139	$21,458,447	$2,524,985
2001	34	3,286	$15,875,549	$1,934,174
2002	45	3,768	$30,112,497	$4,990,387
2003	39	2,876	$24,311,267	$6,318,716
2004	40	3,436	$28,787,911	$7,656,436
2005	32	2,306	$21,862,669	$0
2006	40	3,229	$33,586,829	$21,761,601
2007	30	2,451	$28,347,851	$13,409,452
2008	33	3,314	$31,957,611	$0
2009	41	3,015	$31,891,658	$0
2010	32	2,074	$29,429,628	$2,030,750
2011	54	3,537	$43,584,509	$15,549,640
2012	40	2,822	$35,362,984	$16,164,656
2013	50	3,952	$45,475,657	$6,082,297
2014	40	2,789	$38,109,127	$10,538,565
2015	40	3,760	$44,726,182	$23,932,893
2016	59	5,102	$63,316,416	$24,682,767
2017	36	2,479	$49,845,415	$37,516,561
2018	47	3,525	$62,364,953	$34,161,492
2019	58	4,814	$78,389,792	$39,303,378
2020	69	5,611	$109,193,884	$66,894,715
Total	**1,274**	**93,639**	**$993,771251**	**$366,130218**

Source: California Housing Partnership Preservation Database, January 2021.
**All dollar figures are represented in nominal value and data is not available for each development.*

TABLE B: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY (1997-2019)

Year	HUD Affordable Homes	LIHTC Affordable Homes	CalHFA Affordable Homes	HCD Affordable Homes	Total Affordable Homes	% of Total Homes Lost
1997	630	0	0	0	630	10%
1998	601	0	0	0	601	10%
1999	216	0	0	0	216	4%
2000	450	0	0	0	450	7%
2001	75	0	0	0	75	1%
2002	95	74	0	0	169	3%
2003	179	16	0	0	195	3%
2004	99	122	0	0	221	4%
2005	8	989	0	0	997	16%
2006	145	240	0	0	385	6%
2007	269	0	0	0	269	4%
2008	45	14	0	0	59	1%
2009	107	60	0	0	167	3%
2010	256	0	0	0	256	4%
2011	29	0	0	6	35	1%
2012	0	0	0	0	0	0%
2013	180	0	0	0	180	3%
2014	56	0	0	0	56	1%
2015	13	0	0	0	13	0.2%
2016	0	126	4	78	208	3%
2017	4	158	0	104	266	4%
2018	42	55	20	62	179	3%
2019	5	326	17	14	362	6%
2020	0	167	0	0	167	3%
Total	**3,504**	**2,347**	**41**	**264**	**6,156**	**100%**

Source: California Housing Partnership Preservation Database, January 2021.

TABLE C: AFFORDABLE HOMES AT RISK OF CONVERSION IN LOS ANGELES COUNTY BY RISK LEVEL

Risk Level	Developments	Affordable Homes	% of Total Inventory
Very High	58	2,237	2%
High	113	6,283	6%
Moderate	28	1,651	2%
Low	1,402	94,860	90%
All At-Risk	171	8,520	8%
Total	1,601	105,031	100%

Source: California Housing Partnership Preservation Database, January 2021.

TABLE D: AFFORDABLE HOMES AT RISK OF CONVERSION IN LOS ANGELES COUNTY BY RISK LEVEL AND PROGRAM

Risk Level	HUD Affordable Homes*	LIHTC Affordable Homes	CalHFA Affordable Homes**	HCD Affordable Homes***
Very High	2,093	141	3	0
High	5,406	793	76	8
Moderate	834	764	53	0
Low	23,178	79,158	283	574
All At-Risk	7,499	934	79	8
Total	31,511	80,856	415	582

Source: California Housing Partnership Preservation Database, January 2021.
**'HUD Affordable Homes' that also have LIHTC financing are represented in the 'LIHTC Affordable Homes' column and those that have HCD financing are represented in the ' HCD Affordable Homes' column.*
***'CalHFA Affordable Homes' that also have LIHTC financing are represented in the 'LIHTC Affordable Homes', those that also have HUD assistance are represented in the 'HUD Affordable Homes' column, and those that have HCD financing are represented in the 'HCD Affordable Homes' column.*
****'HCD Affordable Homes' that also have LIHTC financing are represented in the 'LIHTC Affordable Homes' column.*

Appendix D: Full Data Findings, Section 3

FIGURE A: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN LOS ANGELES COUNTY

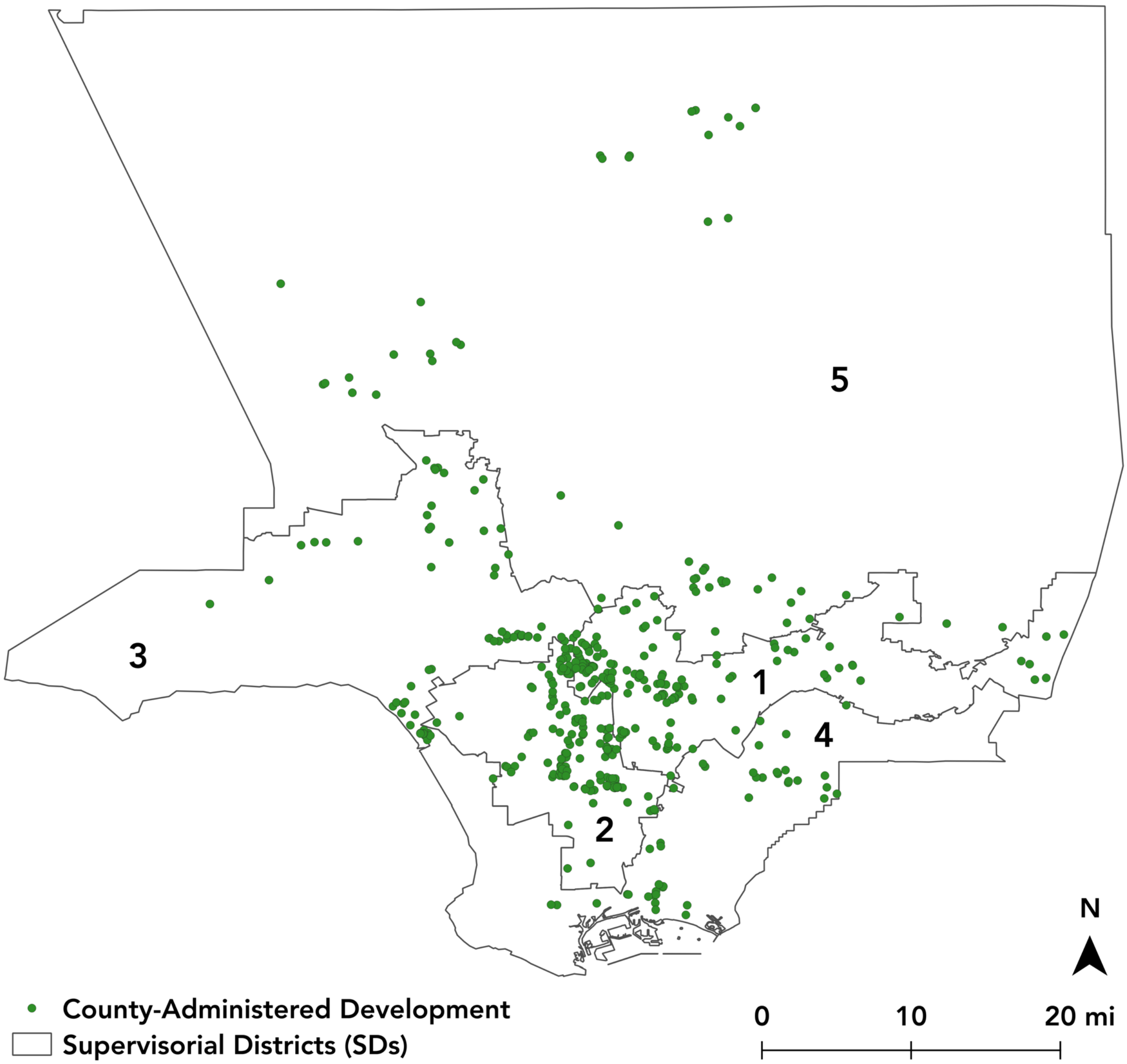


FIGURE B: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN SUPERVISORIAL DISTRICT 1

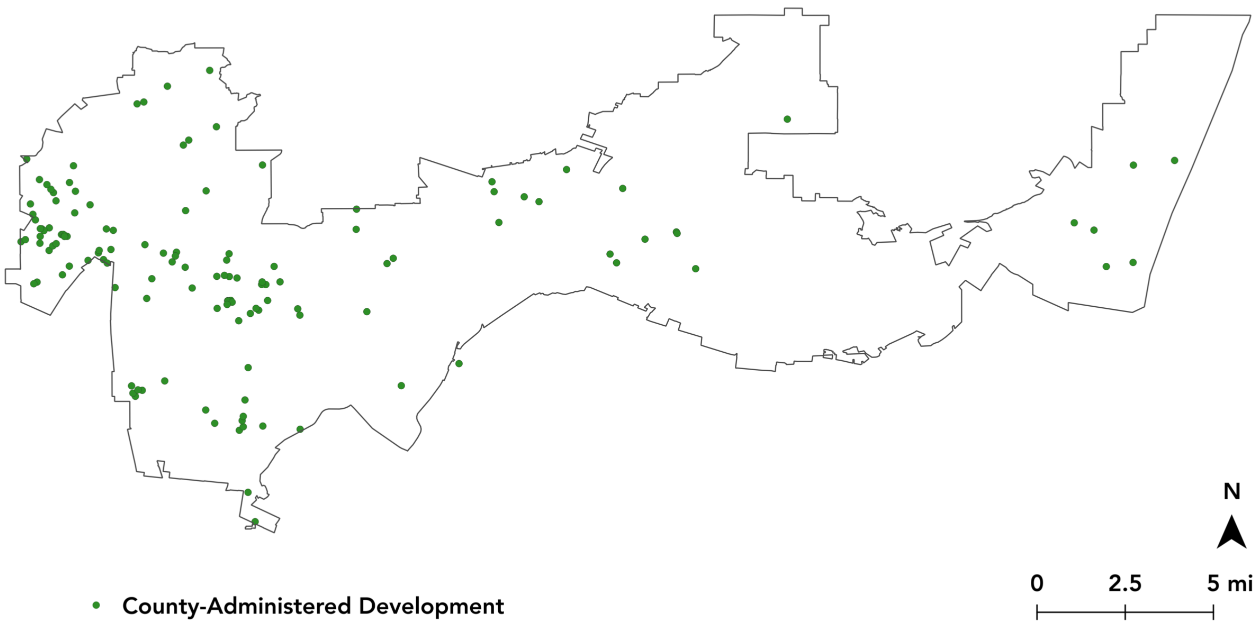


FIGURE C: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN SUPERVISORIAL DISTRICT 2

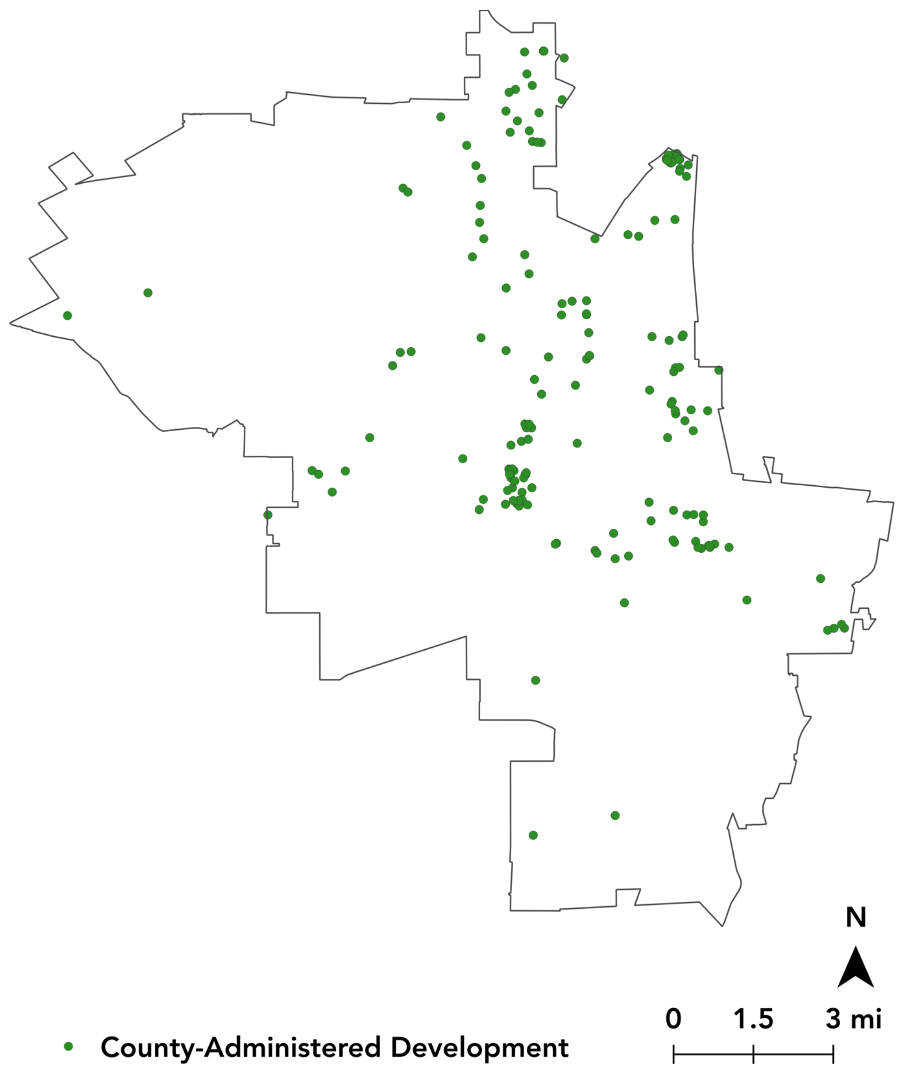


FIGURE D: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN SUPERVISORIAL DISTRICT 3

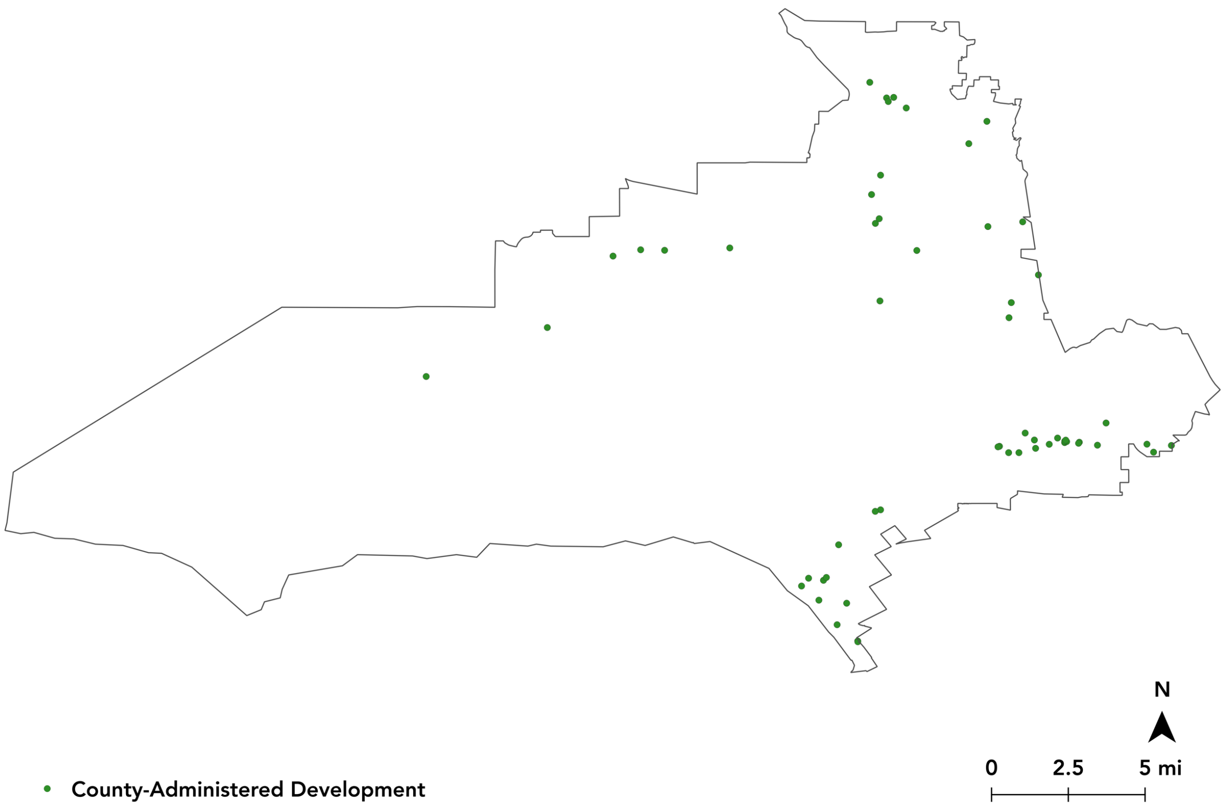


FIGURE E: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN SUPERVISORIAL DISTRICT 4

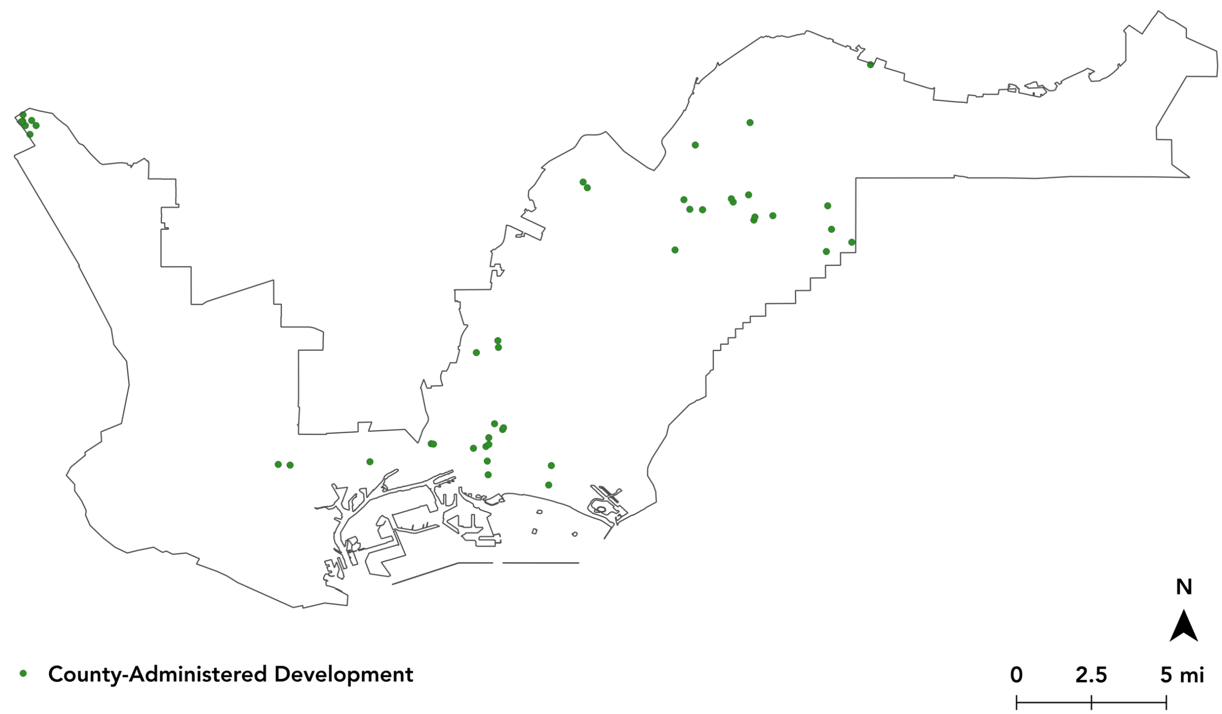
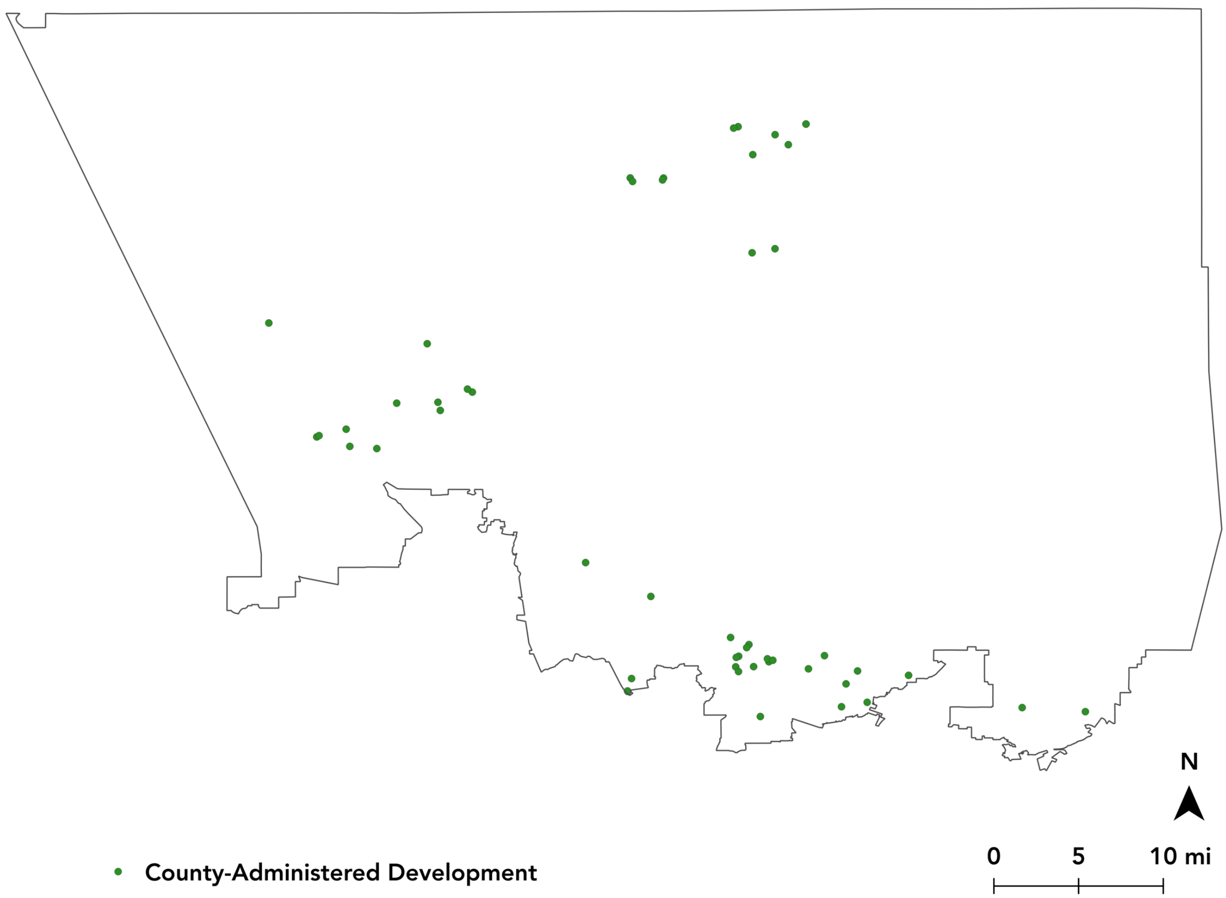


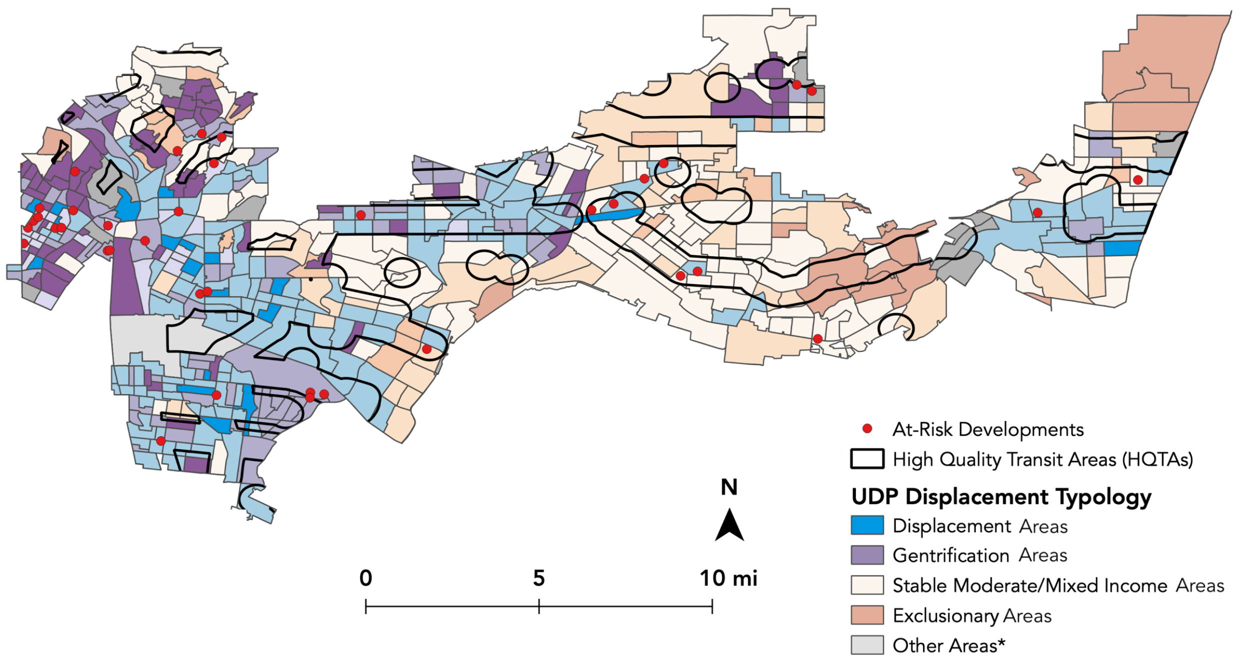
FIGURE F: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN SUPERVISORIAL DISTRICT 5



Appendix E: Full Data Findings, Section 4

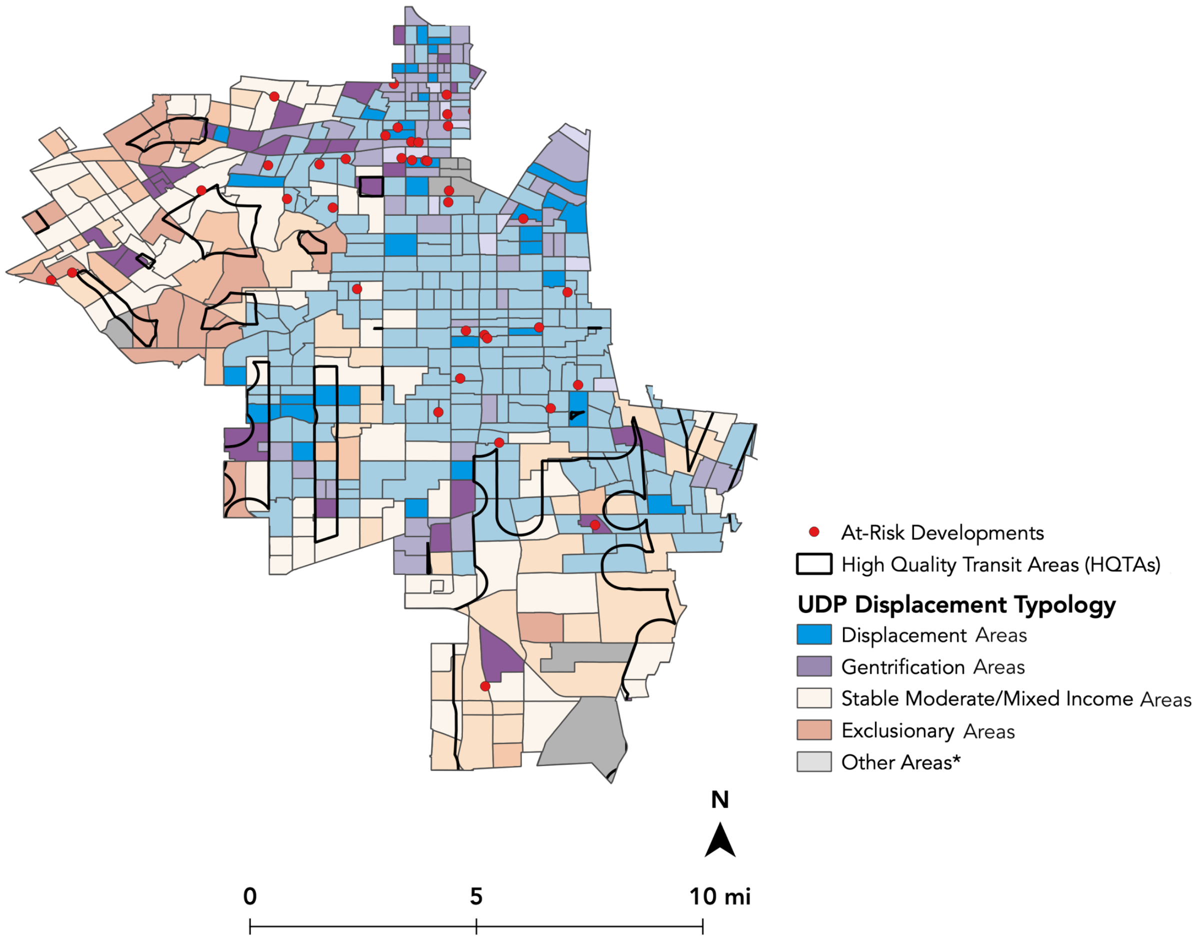
Proximity of At-Risk Affordable Homes to Transit and Displacement, Gentrification, and Exclusion

FIGURE A: SUPERVISORIAL DISTRICT 1 - AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND AREAS AT RISK OF OR EXPERIENCING DISPLACEMENT, GENTRIFICATION, OR EXCLUSION



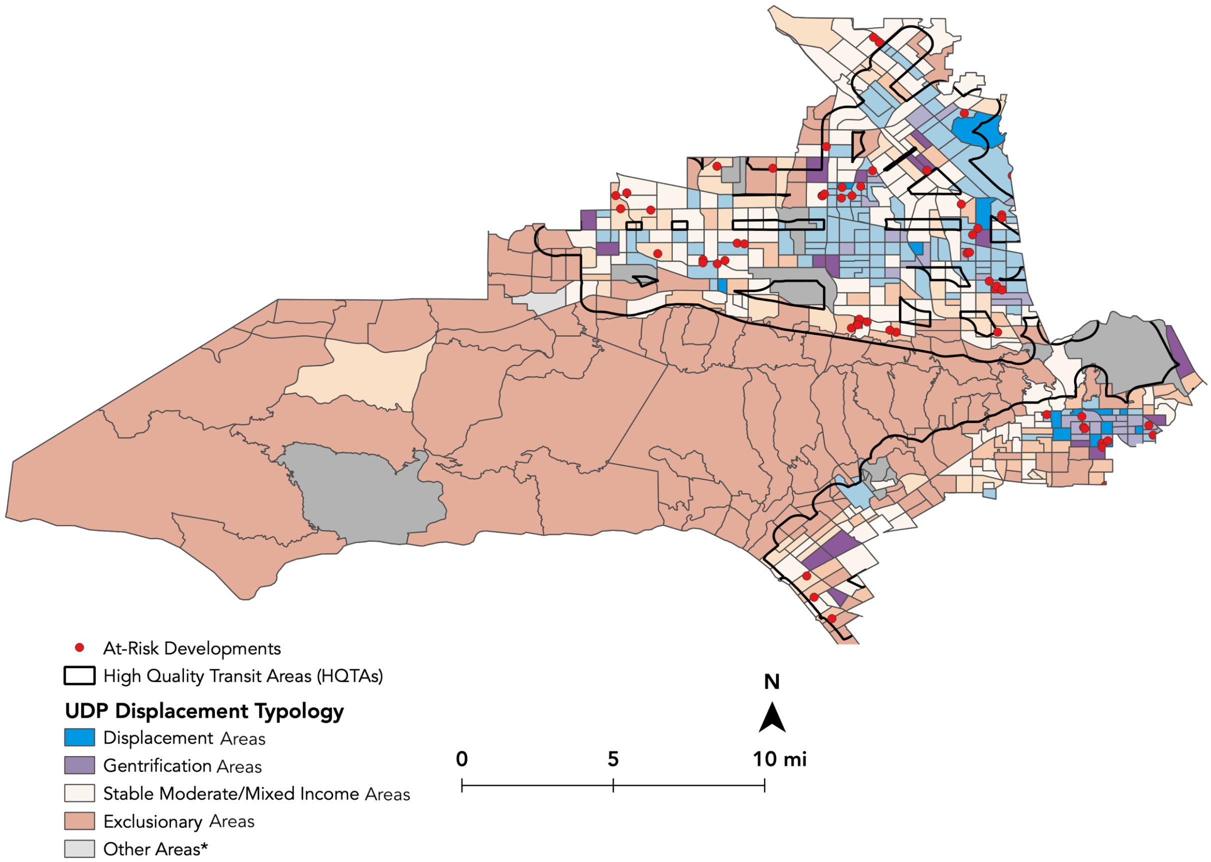
'Other Areas' includes tracts designated by the UDP Displacement Typology as 'Low-Income/Susceptible to Displacement' or areas with large student populations or unavailable/unreliable data.

FIGURE B: SUPERVISORIAL DISTRICT 2 - AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND AREAS AT RISK OF OR EXPERIENCING DISPLACEMENT, GENTRIFICATION, OR EXCLUSION



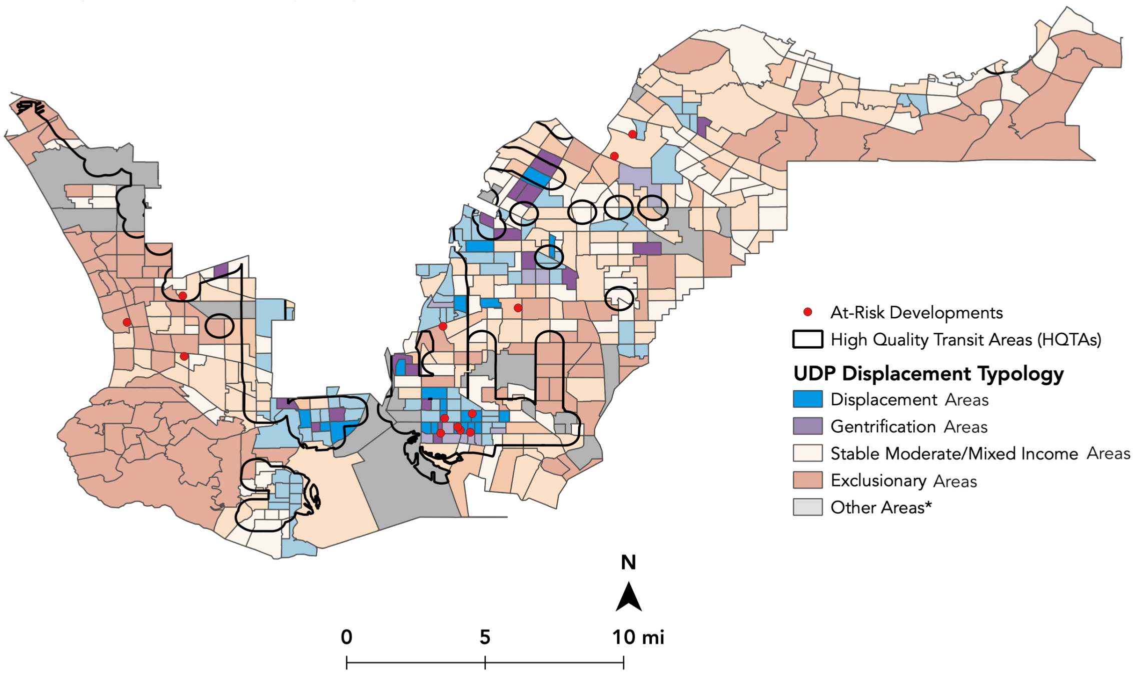
*'Other Areas' includes tracts designated by the UDP Displacement Typology as 'Low-Income/Susceptible to Displacement' or areas with large student populations or unavailable/unreliable data.

FIGURE C: SUPERVISORIAL DISTRICT 3 - AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND AREAS AT RISK OF OR EXPERIENCING DISPLACEMENT, GENTRIFICATION, OR EXCLUSION



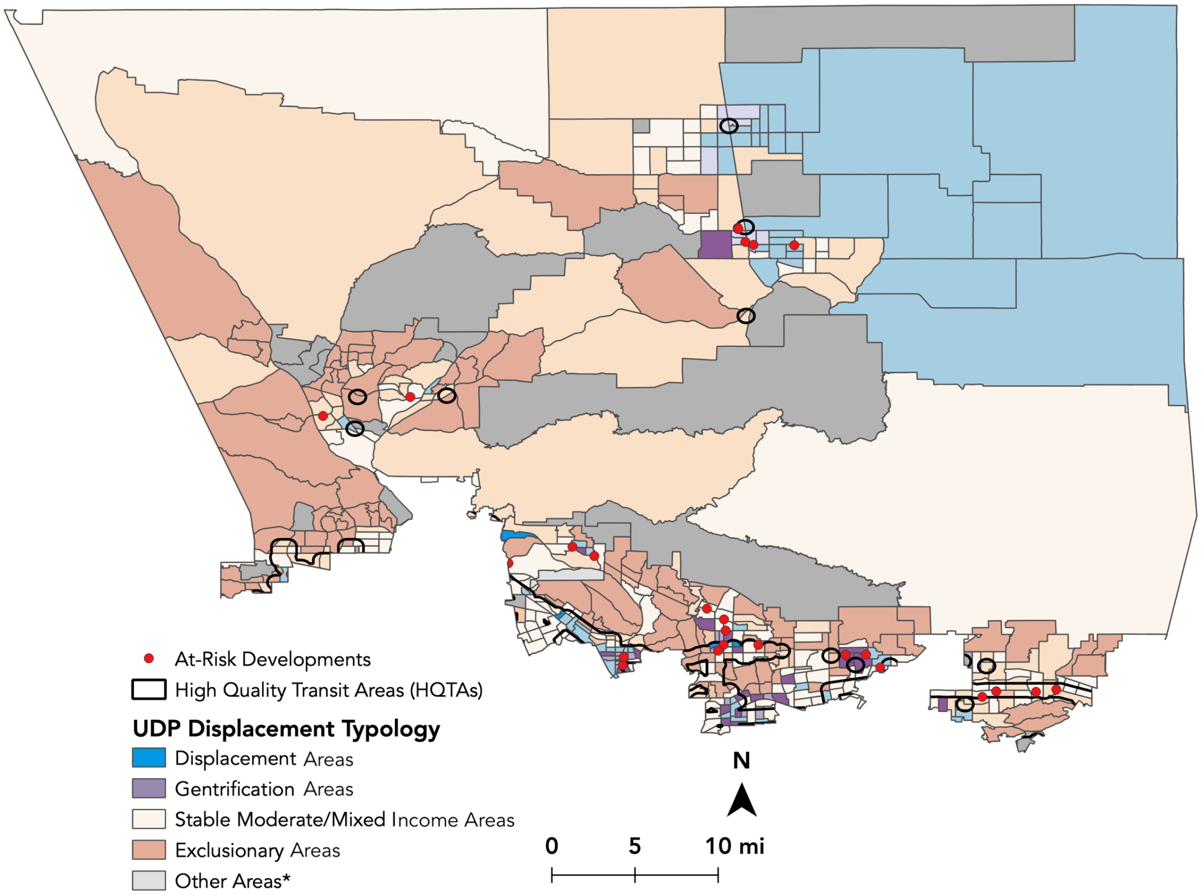
*'Other Areas' includes tracts designated by the UDP Displacement Typology as 'Low-Income/Susceptible to Displacement' or areas with large student populations or unavailable/unreliable data.

FIGURE D: SUPERVISORIAL DISTRICT 4 - AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND AREAS AT RISK OF OR EXPERIENCING DISPLACEMENT, GENTRIFICATION, OR EXCLUSION



'Other Areas' includes tracts designated by the UDP Displacement Typology as 'Low-Income/Susceptible to Displacement' or areas with large student populations or unavailable/unreliable data.

FIGURE E: SUPERVISORIAL DISTRICT 5 - AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND AREAS AT RISK OF OR EXPERIENCING DISPLACEMENT, GENTRIFICATION, OR EXCLUSION



*'Other Areas' includes tracts designated by the UDP Displacement Typology as 'Low-Income/Susceptible to Displacement' or areas with large student populations or unavailable/unreliable data.

Proximity of At-Risk Family-Targeted Developments and Neighborhood Resources/Opportunity

FIGURE F: SUPERVISORIAL DISTRICT 1 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

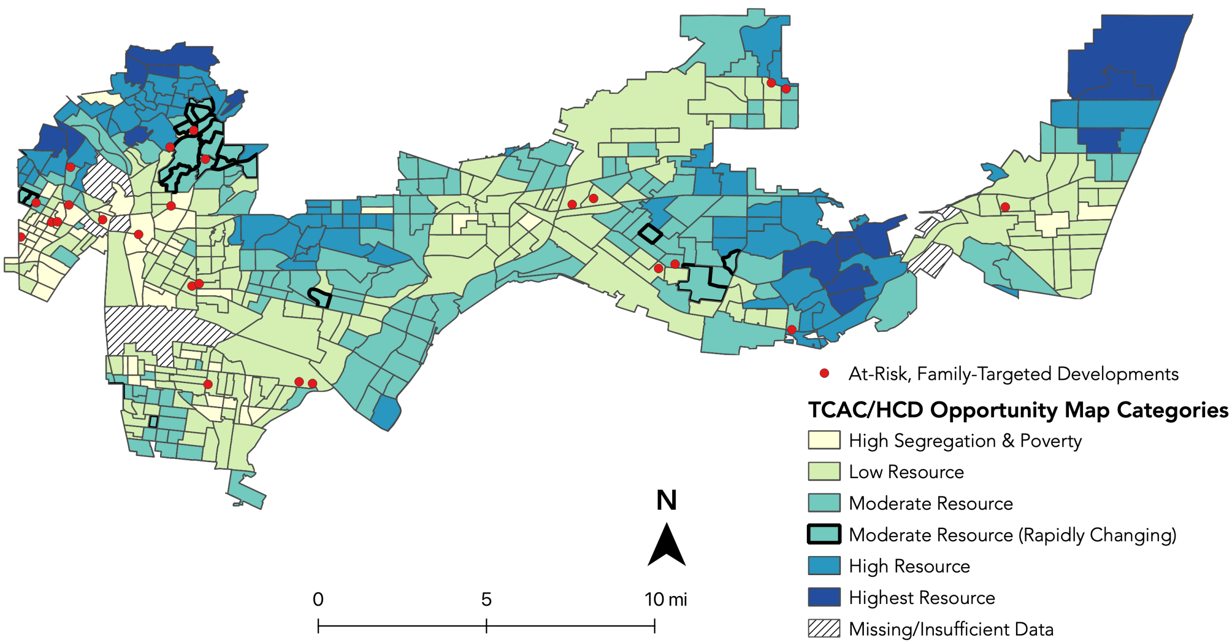


FIGURE G: SUPERVISORIAL DISTRICT 2 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

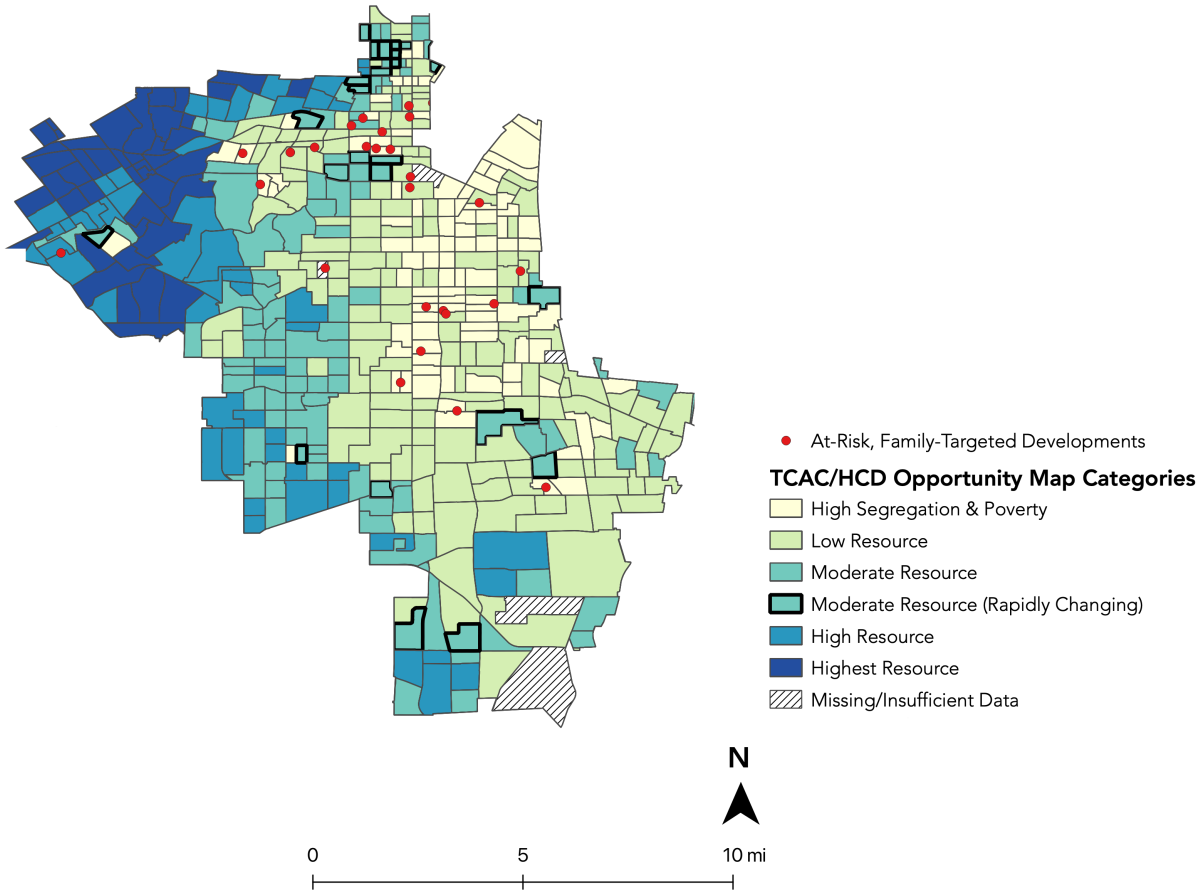


FIGURE H: SUPERVISORIAL DISTRICT 3 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

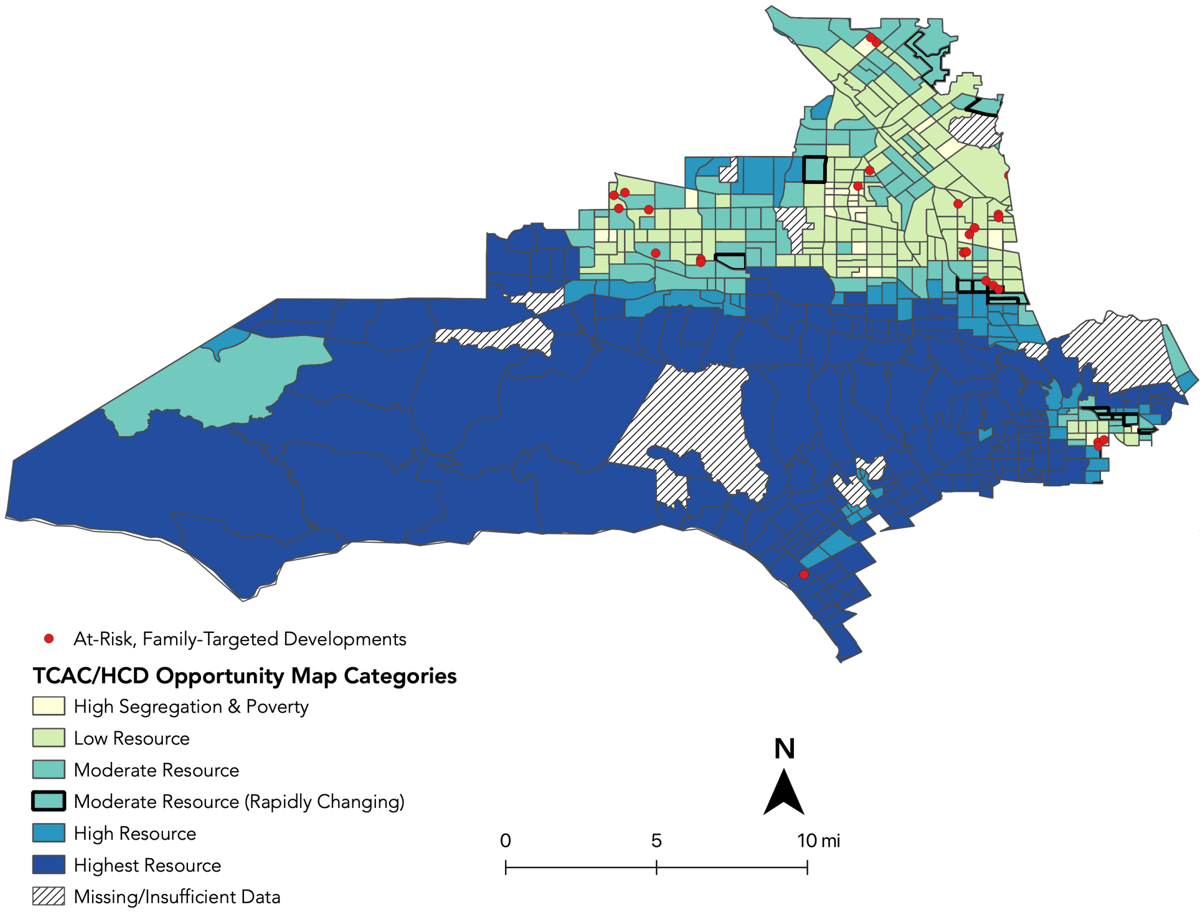


FIGURE I: SUPERVISORIAL DISTRICT 4 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

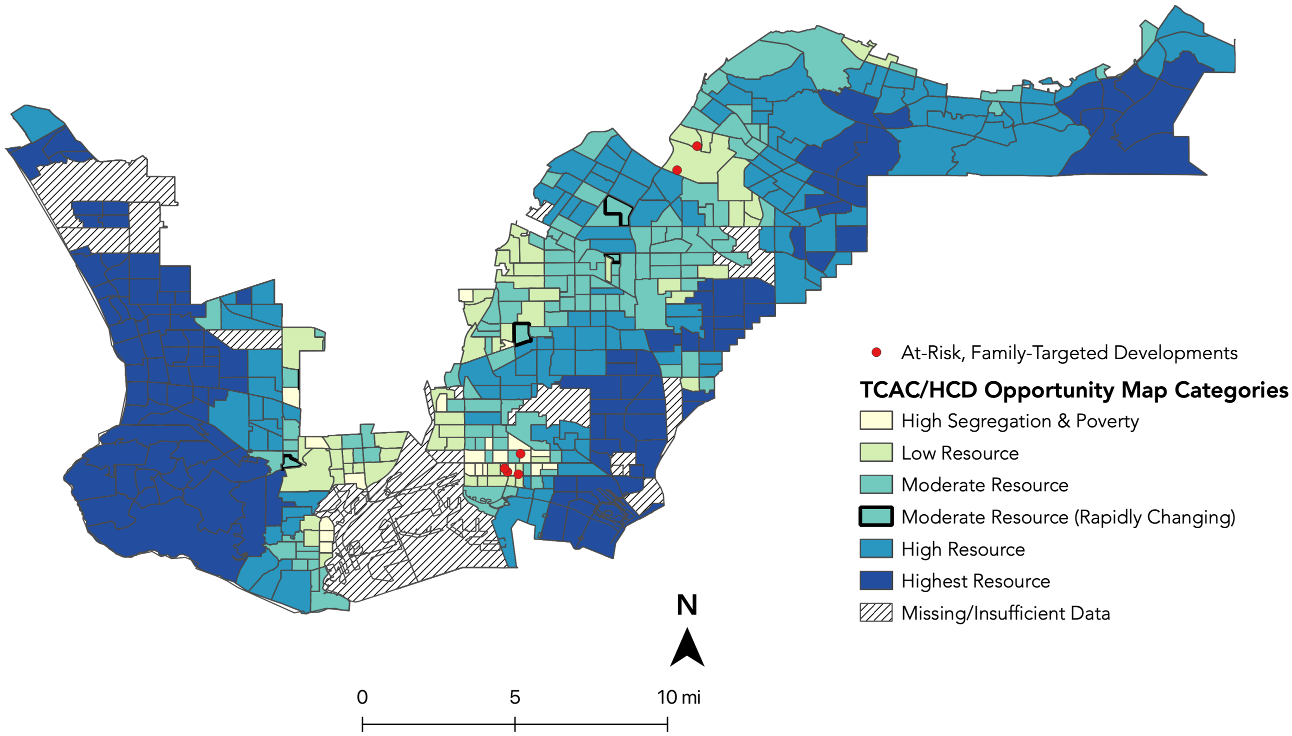
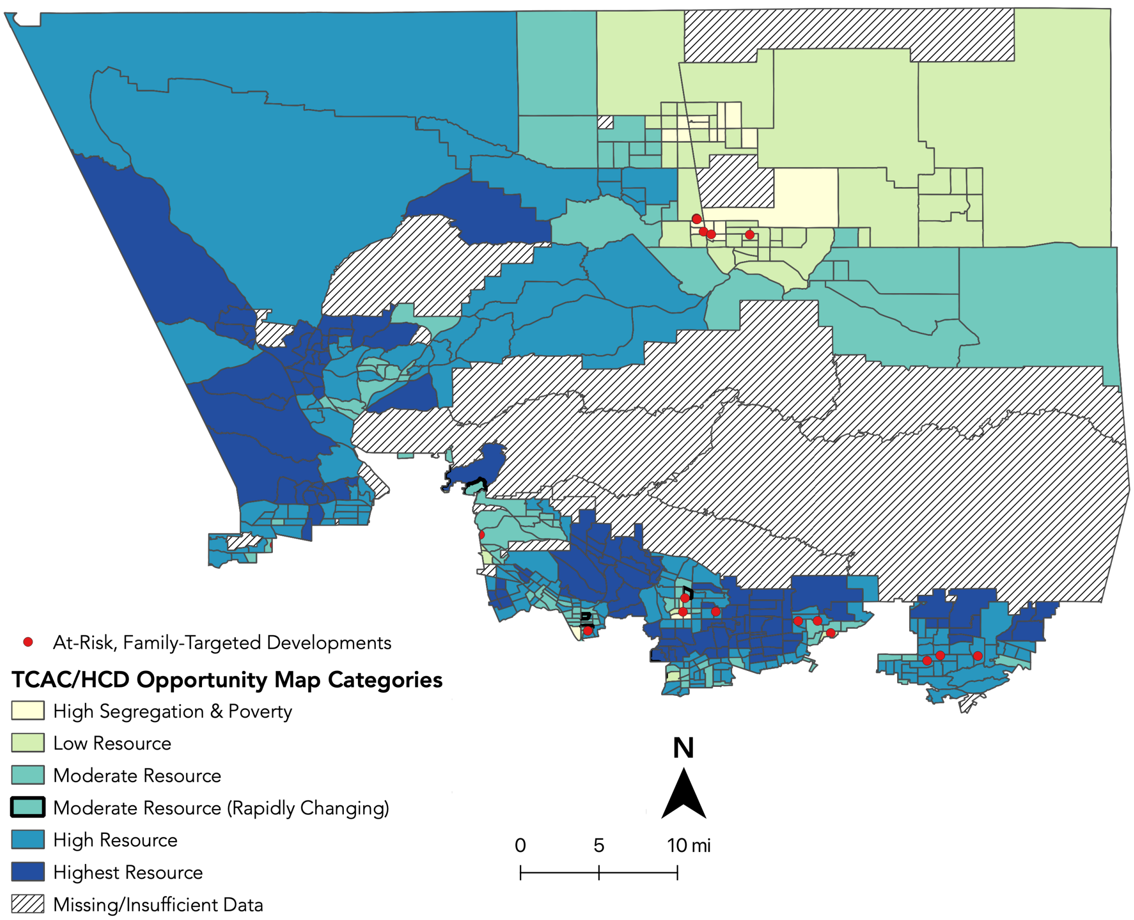


FIGURE J: SUPERVISORIAL DISTRICT 5 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY



PROXIMITY OF LARGE FAMILY, NEW CONSTRUCTION DEVELOPMENTS TO NEIGHBORHOOD RESOURCES/OPPORTUNITY

FIGURE K: SUPERVISORIAL DISTRICT 1 – PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2020) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

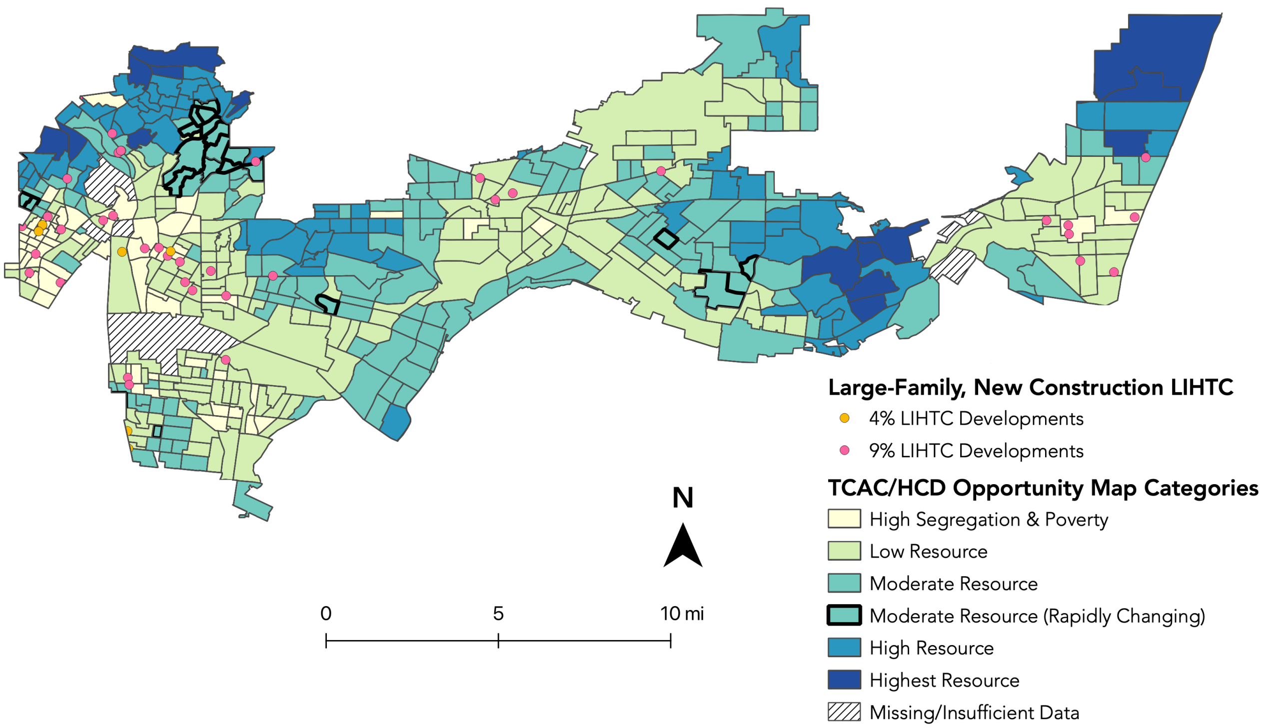


FIGURE L: SUPERVISORIAL DISTRICT 2 – PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2020) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

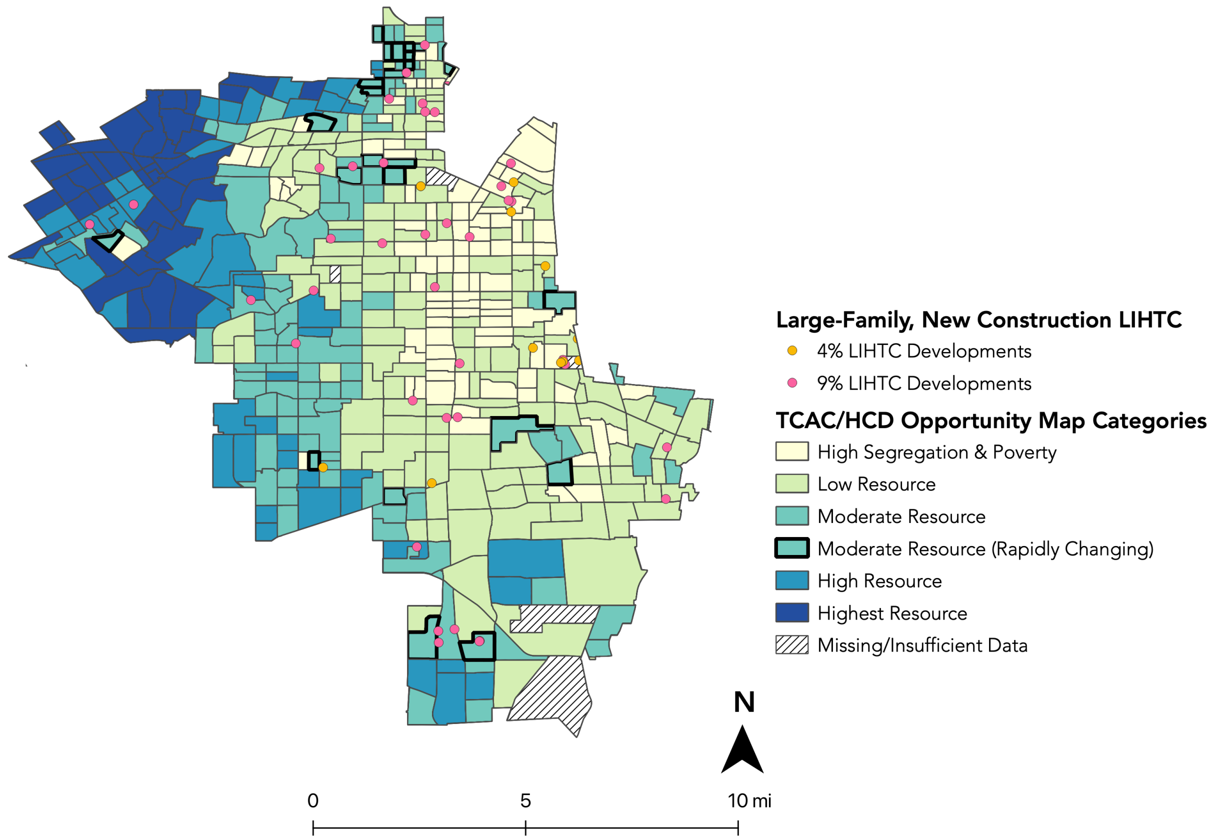


FIGURE M: SUPERVISORIAL DISTRICT 3 – PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2020) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

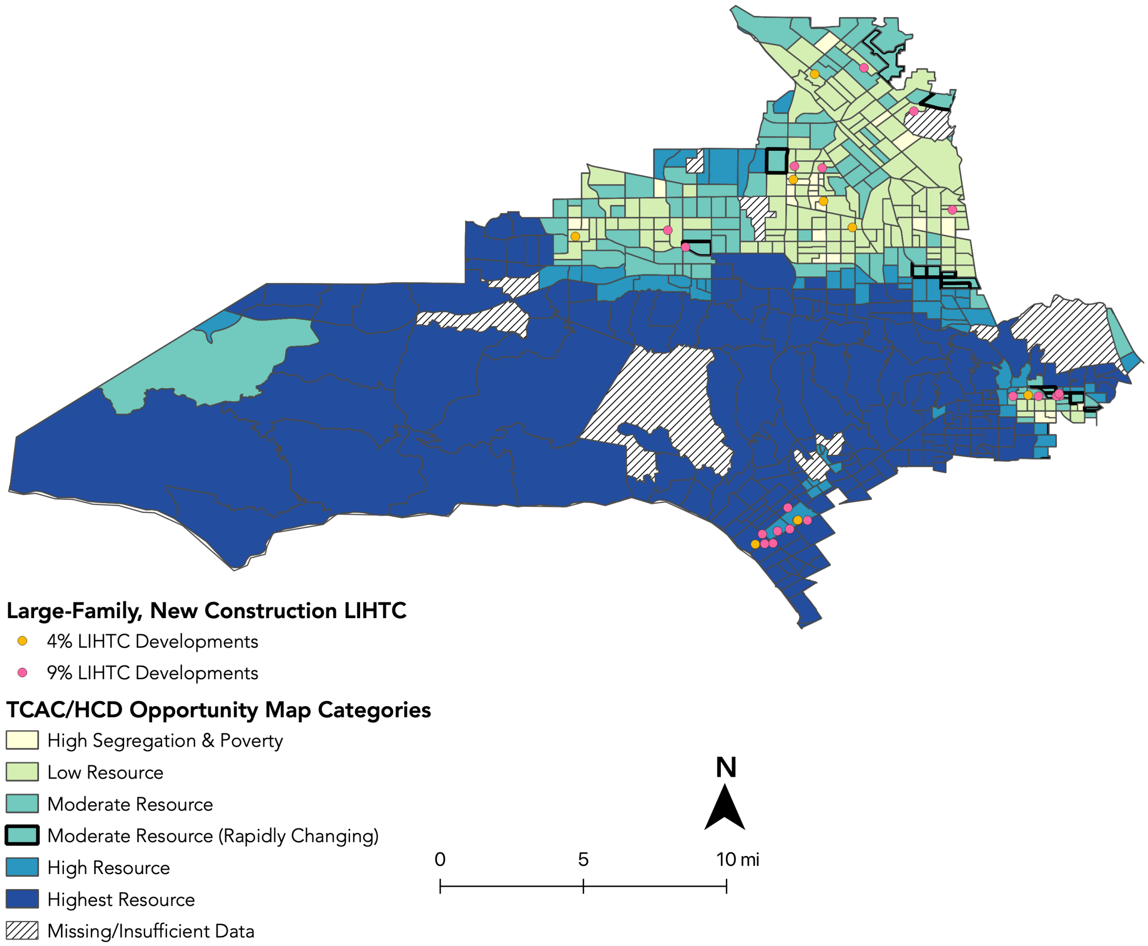


FIGURE N: SUPERVISORIAL DISTRICT 4 – PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2020) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

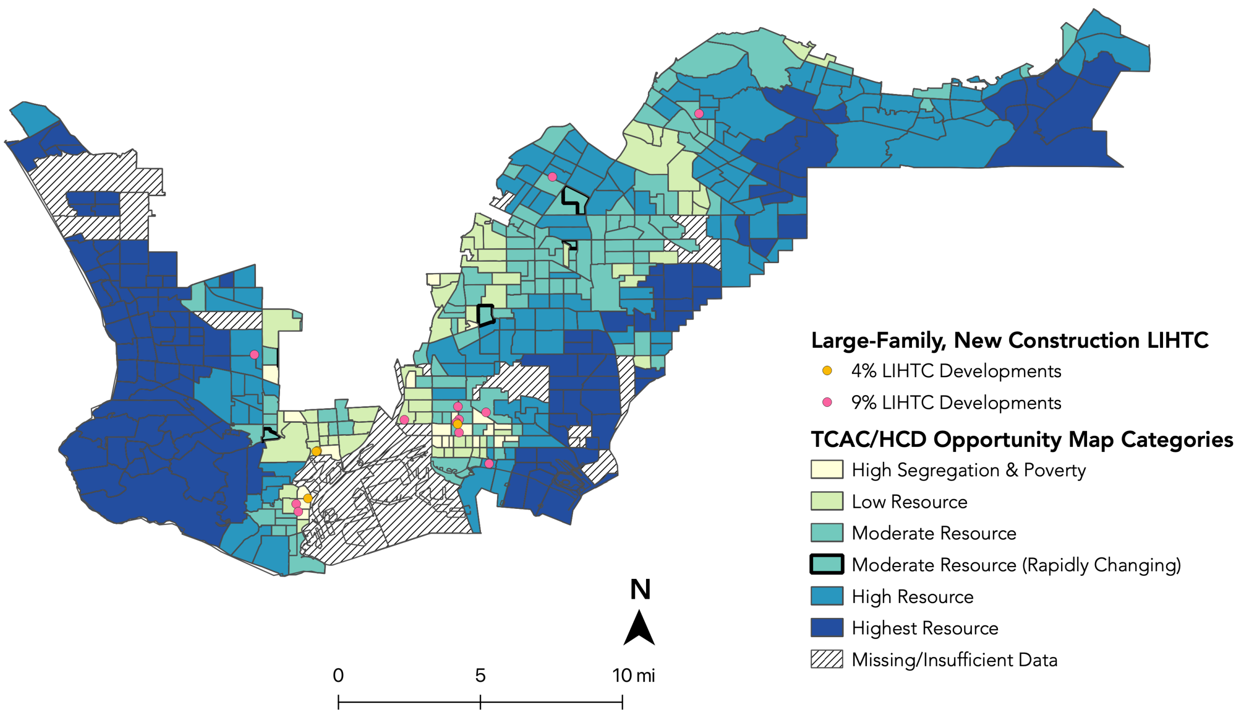
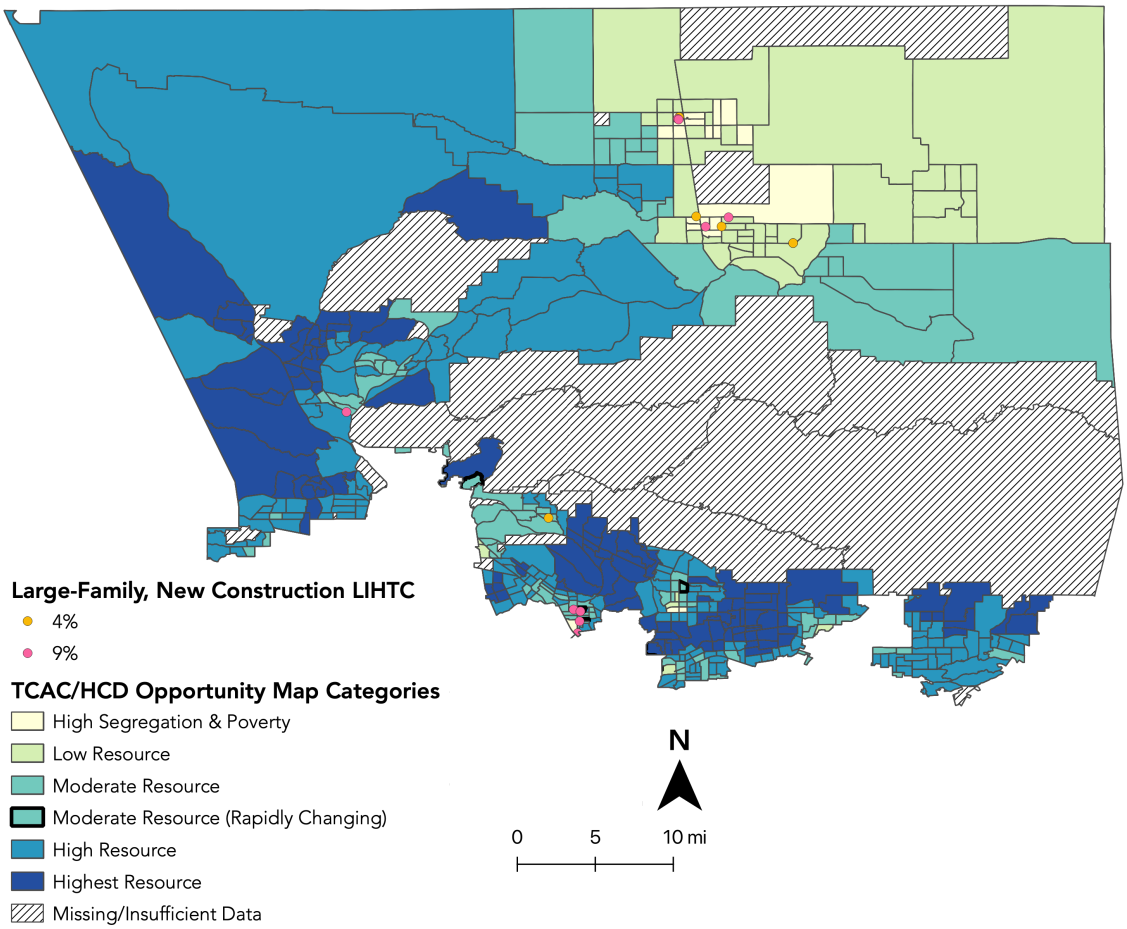


FIGURE O: SUPERVISORIAL DISTRICT 5 – PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2020) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY



Appendix F: Full Data Findings, Section 5

TABLE A: DEVELOPMENT COST DATASET – LOS ANGELES COUNTY (2012-2020)

Development Characteristics	Number of Developments	Number of Units	Number of Bedrooms
	Tax Credit Type		
4% LIHTC	272	24,539	39,659
9% LIHTC	168	10,309	16,361
	Construction Type		
New Construction	254	16,561	25,667
Acquisition/Rehab	186	18,287	30,353
	Geography*		
City of Los Angeles	257	20,103	31,891
Balance of LA County	183	14,745	24,129
>> Unincorporated LA County	*35*	*2,154*	*3,399*
	Housing Type		
Large Family	136	11,267	25,106
Senior	79	7,853	8,436
Special Needs/SRO	141	8,489	9,977
At-Risk	16	898	1,682
Non-Targeted	68	6,341	10,819
	Development Size		
Small (less than 50 units)	143	5,289	8,632
Medium (50-100 units)	203	14,724	22,261
Large (>100 units)	94	14,835	25,127
	Year of LIHTC Award		
2012 Award Year	40	2,822	4,719
2013 Award Year	50	3,952	6,813
2014 Award Year	40	2,789	4,348
2015 Award Year	40	3,760	5,759
2016 Award Year	60	5,160	8,626
2017 Award Year	36	2,479	4,102
2018 Award Year	47	3,526	4,916
2019 Award Year	58	4,749	7,431
2020 Award Year	69	5,611	9,306
Total	**440**	**34,848**	**56,020**

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.

The three geographies considered in the cost study represent the City of Los Angeles; the Balance of LA County, a geography used to refer to all geographies in the county **except the City of Los Angeles; and unincorporated LA County, which includes all of the unincorporated areas in Los Angeles County. The Balance of LA County and unincorporated LA County are overlapping—in other words, all unincorporated areas are also captured in the Balance of LA County category.*

TABLE B: DEVELOPMENT COST DATASET – LOS ANGELES COUNTY, NUMBER OF DEVELOPMENTS PER YEAR (2012-2020)

Development Characteristics	2012	2013	2014	2015	2016	2017	2018	2019	2020
Tax Credit Type									
4% LIHTC	14	25	23	23	43	20	35	41	48
9% LIHTC	26	25	17	17	17	16	12	17	21
Construction Type									
New Construction	24	23	20	20	27	25	29	32	54
Acquisition/Rehab	16	27	20	20	33	11	18	26	15
Geography*									
City of Los Angeles	28	24	23	19	37	19	29	32	46
Balance of LA County	12	26	17	21	23	17	18	26	23
>> Unincorporated LA County	*3*	*2*	*1*	*4*	*2*	*3*	*8*	*5*	*7*
Housing Type									
Large Family	17	16	16	12	19	12	7	17	20
Senior	8	15	11	11	10	4	5	9	6
Special Needs/SRO	10	9	8	12	14	16	23	18	31
At-Risk	0	3	2	1	5	1	0	0	4
Non-Targeted	5	7	3	4	12	3	12	14	8
Development Size									
Small (less than 50 units)	19	16	13	18	14	12	14	19	18
Medium (50-100 units)	14	26	21	11	28	16	25	25	37
Large (>100 units)	7	8	6	11	18	8	8	14	14
Total	**40**	**50**	**40**	**40**	**60**	**36**	**47**	**58**	**69**

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.

The three geographies considered in the cost study represent the City of Los Angeles; the Balance of LA County, a geography used to refer to all geographies in the county **except the City of Los Angeles; and unincorporated LA County, which includes all of the unincorporated areas in Los Angeles County. The Balance of LA County and unincorporated LA County are overlapping—in other words, all unincorporated areas are also captured in the Balance of LA County category.*

TABLE C: LOS ANGELES COUNTY MEDIAN TDC PER-UNIT AND PER-BEDROOM, 2012-2020, NEW CONSTRUCTION ONLY (2020$)

Year	Median TDC/Unit	% Change*	Median TDC/Bedroom	% Change*
2012	$411,958	--	$256,002	--
2013	$405,002	-2%	$269,491	+5%
2014	$429,933	+6%	$276,663	+3%
2015	$412,915	-4%	$258,229	-7%
2016	$428,916	+4%	$320,569	+24%
2017	$514,131	+20%	$356,858	+11%
2018	$518,355	+1%	$397,514	+11%
2019	$583,477	+13%	$446,472	+12%
2020	$563,549	-3%	$432,066	-3%

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.
**Percent change is the change in median TDC between consecutive years. For example, the 2013 percent change figure represents the change in TDC between 2012 and 2013.*

TABLE D: LOS ANGELES COUNTY MEDIAN TDC PER-UNIT AND PER-BEDROOM, 2012-2020, ACQUISITION/REHABILITATION ONLY (2020$)

Year	Median TDC/Unit	% Change*	Median TDC/Bedroom	% Change*
2012	$238,164	--	$129,821	--
2013	$240,087	+1%	$178,256	+37%
2014	$258,898	+8%	$146,635	-18%
2015	$239,457	-8%	$199,425	+36%
2016	$331,072	+38%	$214,680	+8%
2017	$465,054	+40%	$237,872	+11%
2018	$367,899	-21%	$289,102	+22%
2019	$463,429	+26%	$250,788	-13%
2020	$435,812	-6%	$204,813	-18%

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2020.
**Percent change is the change in median TDC between consecutive years. For example, the 2013 percent change figure represents the change in TDC between 2012 and 2013.*