Los Angeles County Annual Affordable Housing Outcomes Report

April 30, 2018

California Housing Partnership Corporation

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Executive Summary

Introduction

Los Angeles County's shortage of affordable and available homes to lower-income families continues to grow. These trends are not surprising given the loss of more than $270 million in State redevelopment funding after the elimination of redevelopment agencies in 2012, as well as a 51% decrease in State capital funding and a 35% decrease in federal affordable housing funding over the past decade.

It is in this context that Los Angeles County leaders have taken clear actions to increase funding for housing affordability to address this crisis in the past three years including the commissioning of this Report, which is designed to help guide the County's allocation of resources across both new and previously existing affordable housing programs. This Affordable Housing Outcomes Report ("Report") builds on last year's inaugural version of the Report not only by compiling information needed to systematically analyze and address the details of the affordable housing need, but also by providing analyzing data trends where possible and making new recommendations that build on last year's Report. Highlights are included under Key Findings.

Background

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

Last year's Report followed the Template that the Board adopted on March 30, 2016 and provided a baseline of existing need and affordable housing investments, as well as recommendations for how to guide future deployment of affordable housing resources. This year's Report follows the same Template, and also includes data showing changes from last year's baseline. As part of completing this year's Report, the California Housing Partnership Corporation (CHPC) engaged County departments and stakeholder groups to gather information, inventory and assess current County programs, and ascertain potential gaps in service. Further, the Committee, in concert with community stakeholders, facilitated robust policy discussions regarding recommendations for future allocations of County resources given the gap analysis and inventory contained in this Report.

Completing each major section of the Report involved both data analysis and robust stakeholder engagement to "ground truth" key findings and ensure sensitivity to local context. The Committee reviewed each section of the Report and solicited feedback through a series of public meetings from February through April 2018. These meetings were attended by County agency heads and managers, Board of Supervisors staff, and community advocates. The meetings provided a productive forum for participants to scrutinize findings and recommendations. The input gathered in these meetings was invaluable in finalizing the first version of the annual Report, and in ensuring that the Report is as useful as possible to the County in furthering its efforts to confront the local housing affordability and homelessness crisis.

Report Structure

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

- Section 1. Los Angeles County Affordable Housing Need
- Section 2. Los Angeles County Affordable Housing Inventory
- Section 3. County-Administered Affordable Rental Housing Resources
- Section 4. Neighborhood Accessibility and Vulnerability
- Section 5. Recommendations

As outlined above, the Report first establishes a baseline of existing affordable housing need and an inventory of affordable housing investments in the County by Supervisorial District. The Report then uses these findings as a basis for making recommendations for how the County should guide future affordable housing investments.

Key Findings (Sections 1-4)

By investing locally controlled funding into affordable housing production, preservation, and rental and operating subsidies, as well as promoting policies such as inclusionary zoning and density bonuses, the County of Los Angeles and partner local jurisdictions have helped developers and service providers leverage State and federal resources sufficient to create more than 111,000 affordable homes.

Although the existing inventory of affordable homes and rental assistance programs in the County are helping stem the tide of homelessness and address the affordability crisis, they are not commensurate with the need for affordable homes, which extends well beyond the 58,000 officially homeless (a figure that has risen by more than 10,000 compared to last year). The Report finds that the County needs to add more than 568,000 affordable homes to meet current demand among renter households at or below 50 percent of Area Median Income (AMI). The gap or shortfall in affordable homes has grown by more than 16,000, primarily due to an increase in the number of cost burdened lowest income households.

Despite County attempts to reverse this trend, the Report further finds that nearly all lower income renter households in the County are roughly as severely cost burdened as in the prior year, meaning they spend more than half of their income on housing costs and are in danger of becoming homeless. This includes 93 percent of those who are Deeply Low Income (DLI), 72 percent of those who are Extremely Low Income (ELI) and 43 percent of those who are Very

Low Income (VLI).[1] The fact that severe cost burdens among these populations did not become markedly worse in the past year when market rents have continued to escalate can be seen as a sign that County policies are having positive effects.

Affordable housing in Los Angeles County is created by combining local, State, and federal funding together in the same development—by necessity to overcome the high costs involved—as well as through local policies, and rental and operating subsidy programs. The Report provides an inventory of current affordable housing resources and identifies rental properties at both the County and Supervisorial District level that are at 'high' or 'very-high' risk of being converted to market rate units within the next five years, according to the CHPC's latest assessment. The Report notes that rising rents and expiring restrictions have put the County at risk of losing approximately 11,400 existing affordable homes unless strong action is taken.

The Report shows that 87 percent of these at-risk affordable homes in the County are located in transit-accessible neighborhoods, and 33 percent of these homes are located in areas that are both transit-accessible and in close proximity to gentrification. Preserving at-risk affordable homes in these areas should be a high priority for the County, since losing them would contribute to patterns of displacement of low-income people from the County's increasingly high-cost transit-rich and gentrifying neighborhoods. The Report further shows that 11 percent of the approximately 5,400 at-risk family-targeted affordable homes in the County are located in areas identified as High Resource or Highest Resource on the California Tax Credit Allocation Committee's (TCAC) Opportunity Map for the County.[2] The County should prioritize preserving at-risk affordable homes for families in higher resource areas, since they would be difficult and costly to replace, and losing them would worsen access to opportunity for low-income families in the County.

Recommendations (Section 5)

The recommendations included in the Report are grounded in the detailed needs analysis and assessment of the existing inventory referenced above and are aligned with the Board directive to support the production and preservation of affordable homes, including workforce housing and permanent supportive housing, for very low and extremely low-income or homeless households. The recommendations also relate specifically to new funding created through the Board Motion—above and beyond the County's existing affordable housing priorities and commitments-and as such are intended to complement current County initiatives and maximize the efficiency of the County's new investments to meet the need for additional priority populations who are under-served relative to their need for affordable homes.

Recommendations in Section 5 are summarized as follows:

[1] DLI is 0-15% of Area Median Income (AMI); ELI is 16-30% of AMI; VLI is 31-50% of AMI.

[2] For a description of the TCAC Opportunity Maps, see Section 4 of this Report as well as the TCAC website: http://www.treasurer.ca.gov/ctcac/opportunity.asp.

1. Create a shallow project-based operating subsidy for non-special needs households with incomes below 30% of Area Median Income
2. Increase access to opportunity for low-income families with children
3. Implement a comprehensive strategy to preserve at-risk properties
    a. Provide gap funding to preserve at-risk properties
    b. Develop priorities for preservation assistance
    c. Hire a preservation coordinator and create a preservation database
    d. Provide tenant assistance
    e. Adopt a ground lease first policy
    f. Provide flexible emergency assistance to tenants
4. Align the NOFA with City of Los Angeles Linkage Fee funding priorities

As it did in response to last year's Report, the County has indicated that it will work with stakeholders to discuss, evaluate, and prioritize the recommendations included in this Report.

About the Author

The California Housing Partnership Corporation (CHPC) 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. CHPC does this by providing financial consulting services, technical assistance, trainings, and policy research to nonprofit and government housing organizations throughout the state. CHPC's efforts have helped our partner organizations leverage more than $14 billion in private and public financing to preserve and create more than 70,000 affordable homes for low-income households. For more information, visit www.chpc.net.

LOS ANGELES COUNTY 2018 AFFORDABLE HOUSING DASHBOARD: A Countywide Snapshot

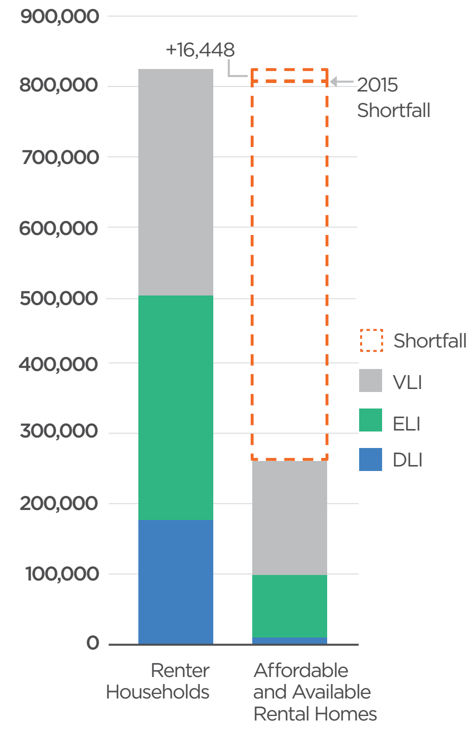
Affordable Housing Shortfall

Los Angeles County has a shortfall of 568,000 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 increased by 16,448 homes between 2015 and 2016.

Housing Affordability Gap Analysis for Lowest Income Households

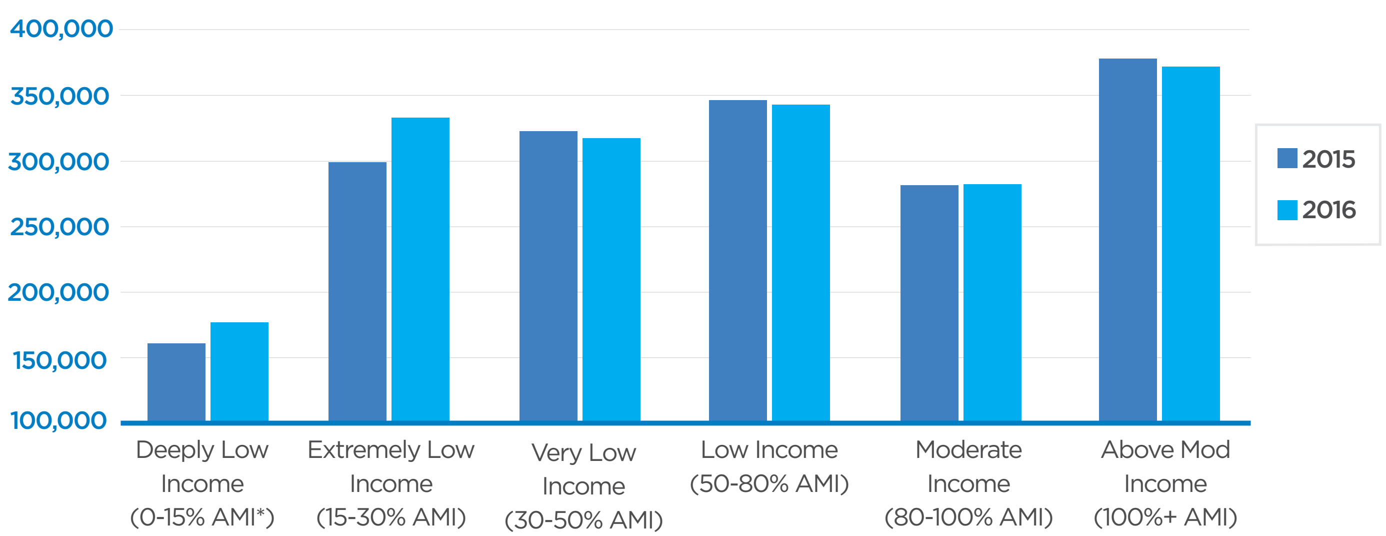
	DLI	ELI	VLI
Cumulative Surplus or Deficit of Affordable Rental Homes*	-161,166 (8%)[1]	-407,871 (9%)	-568,255 (3%)

**The surplus or deficit includes homes occupied by a household at or below the income threshold of the income group. 2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.*
1] Percentage change from 2015 to 2016.



Los Angeles County Households

Growth in Los Angeles County Renter Households 2015-2016



**Area Median Income (AMI)*

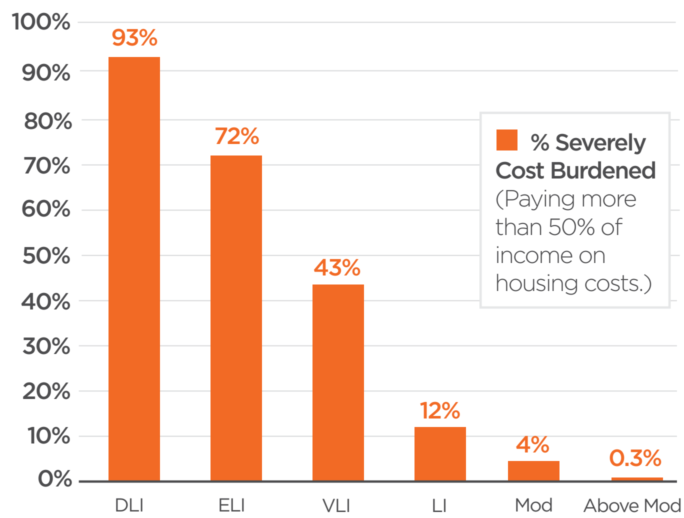
Los Angeles County Households

Renter Group by Area Median Income (AMI)	Number of Households 2016		% Change from 2015*
Deeply Low Income (DLI) 0-15% AMI	177,352	↗	8%
Exremely Low Income (ELI) 15-30% AMI	329,887	↗	11%
Very Low Income (VLI) 31-50% AMI	320,835	↘	-1%
Low Income (LI) 50-80% AMI	344,865	↘	-1%
Moderate Income (Mod) 80-100% AMI	280,119	↗	0.2%
Above Moderate (Above Mod) 100%+ AMI	370,375	↘	-2%
TOTAL	**1,823,433**	↗	**2%**

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 rent and utilities. In 2016, 93% of households that earn less than 15% of area mean income (AMI) and 72% of households that earn less than 30% of AMI are severely cost burdened, while 4% or less of moderate or higher income renters experience this level of cost burden. Severe cost burden is defined as paying more than 50% of household income on housing costs.



Renter Group	Number of Severely Cost Burdened Households		% Change from 2015*
DLI	164,096	↗	8%
ELI	238,028	↗	9%
VLI	139,409	↗	5%
LI	41,409	↘	-16%
Mod	11,386	↗	17%
Above Mod	1,015	↘	-33%
TOTAL	**595,343**	↗	**5%**

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 covenants 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)	Developments	Affordable Homes**	At-Risk Developments	At-Risk Homes
SD 1	433	31,488	42	2,603
SD 2	476	29,255	50	3,101
SD 3	369	21,697	52	3,423
SD 4	153	14,585	14	1,022
SD 5	198	14,326	24	1,290
COUNTY	**1,629**	**111,351**	**182**	**11,439**

Source: CHPC Preservation Database, HUD, HACoLA, HACLA, CDC, DRP, and DMH.

Summary of County-Administered Affordable Rental Housing

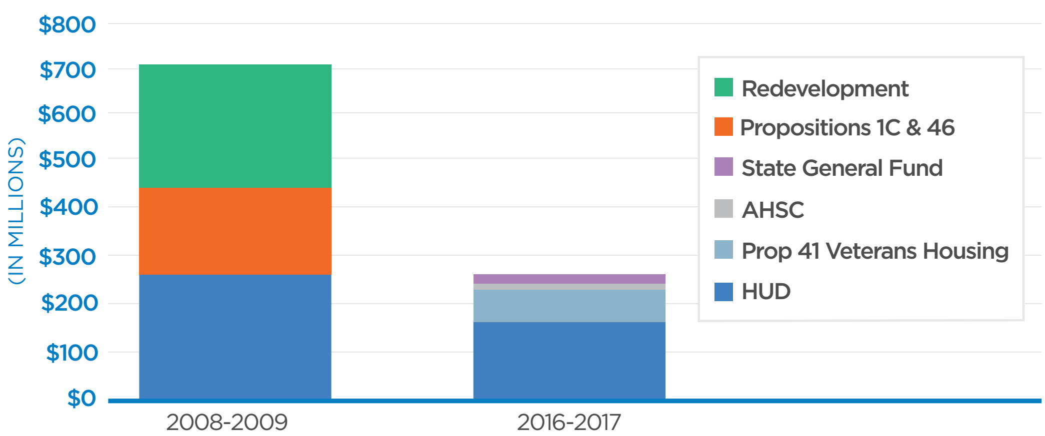
Los Angeles County administers more than 20,000 affordable homes through the Los Angeles County Community and Development Commission (CDC), the Department of Regional Planning (DRP), the Housing Authority of the County of Los Angeles (HACoLA), and the Department of Mental Health (DMH).

Supervisorial District (SD)	Developments*	Affordable Homes**
SD 1	112	5,867
SD 2	128	5,538
SD 3	48	2,612
SD 4	37	3,213
SD 5	47	2,799
COUNTY	**372**	**20,029**

**Reflects de-duplicated totals among County sources. May overlap with federal and state financing shown in Section 2.*
***Affordable up to moderate income households (<120% AMI).*

Investments in Affordable Housing

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



Los Angeles County lost 64% of State and Federal funding for affordable housing production and preservation from FY 2008-09 to FY 2016-17.

Funding Sources	FY 2008-2009	FY 2016-2017	% Change
State Redevelopment	$274,787,841	$0	-100%
State Housing Bonds and Housing Programs	$176,595,573	$85,771,509	-51%
HUD	$260,516,144	$169,556,041	-35%
TOTAL	**$711,899,558**	**$255,327,550**	**-64%**

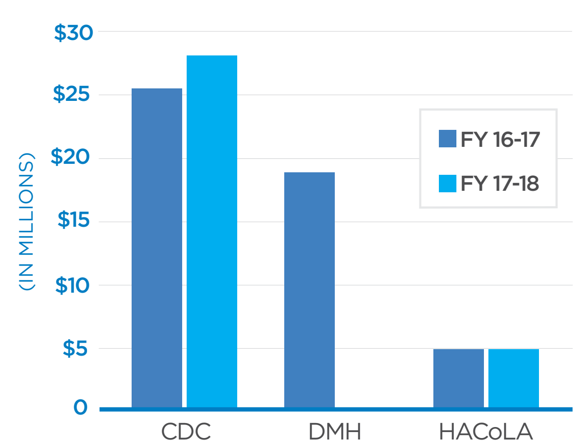
Source: CHPC analysis of 2008-2009 annual HCD Redevelopment Housing Activities report; 2008-2009 and 2016-2017 annual HCD Financial Assistance Programs Reports; HUD CPD Appropriations Budget data for fiscal years 2009 and 2016.

County Capital Investments in Affordable Housing

More than 630 affordable homes were funded in 2017 through the CDC's NOFA process. HACoLA allocated nearly $4.8 million of the Capital Fund Program to rehabilitate homes across their 68 affordable housing development portfolio. DMH reserved funding in 2017, but did not fund any affordable housing.

Department	FY 17-18 Expenditures	% Change from FY 2016-17	Total Homes Funded in 2017
CDC	$27,755,750*	+9%**	632
DMH	$0***	-100%	0
HACoLA	$4,794,554	+0.02%	N/A****
TOTAL	**$32,550,304**	**-1%**	**632**

Note: Table includes affordable homes that received capital funds. Homes may have received funding from multiple departments and may not yet be placed in service.
**Represents calendar year 2017 NOFA funding.*
***Change from calendar year 2016 NOFA funding*
****DMH had $15 million available in funding, but did not fund any homes in 2017.*
*****Funding used to rehabilitate public housing developments.*



Section 1. Los Angeles County Affordable Housing Need

Housing Affordability Gap and Cost Burden Analysis

This section of the Report measures the shortfall of affordable homes and housing cost burden for each income group. These analyses are the **Gap Analysis** (or Shortfall Analysis) and **Cost Burden** analysis.[3]

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

The Cost Burden Analysis is based on the percentage of income paid for housing by households of different incomes. Typically, affordability is defined as housing costs that absorb no more than 30% of household income. A household is cost burdened if they pay more than 30% of income for housing and severely cost burdened if they pay more than 50% of income for housing. Severely cost burdened households are most likely to lose housing due to rent increases and are most likely to forgo spending on necessities such as food, transportation, and health care.

For more information on how the Gap and Cost Burden Analysis are performed and PUMS data from the U.S. Census, please refer to the Technical Appendix.

Determining Income Limits for Households

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

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

Because HUD income limits are adjusted upward from actual income levels in Los Angeles County, a higher proportion of the County's households fall into the ELI, VLI, and 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 rents that are set at the maximum allowable price for the adjusted income levels to be high in relation to their income.

[3] The Gap and Cost Burden Analysis are calculated based on the National Low Income Housing Coalition's (NLIHC) methodology in the 2016 *The Gap Report*.

Determining Rent Affordability

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% of the four-person income level for each income group divided by 12 to provide the maximum affordable monthly rent at that income level.

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

Table 1 shows the 2016 HUD-derived income limits[4] for DLI, ELI, VLI, and LI:

Table 1: Los Angeles County HUD Income Limits

Area Median Income (AMI) 4-Person Household*	Standard HUD Income Categories	Adjusted HUD 4-Person Household[2]	Adjusted HUD Income as % of AMI	Affordable Monthly Rent**
$62,400	DLI*** (0-15% AMI)	$13,020	21%	$326
	ELI (15-30% AMI)	$26,050	42%	$651
	VLI (30-50% AMI)	$43,400	70%	$1,085
	LI (50-80% AMI)	$69,450	111%	$1,736

*HUD adjusts income limits upward to account for high-cost housing markets including Los Angeles.
**The defined 'Affordable Monthly Rent' is affordable for households at the income threshold
***Deeply Low Income (DLI) households is a relatively new category that HUD and the County are piloting.

[4] Los Angeles County Income Limits. 2016. U.S Housing and Urban Development Department (HUD). https://www.huduser.gov/portal/datasets/il.html#2016_data.

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 (i.e., 665+ 15,521 = 16,186). Table 2 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 (refer to Table 3). "All Households at or below Threshold Income" 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., 177,352+329,887+320,835=828,074).

An "affordable" home is one with housing costs that are 30% 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.[5] To determine "Rental Homes 'Affordable and Available' to Income Group and Below" 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 (i.e., 665+15,521+16,652+1,785+16,645+48,100= 99,368).

The "Cumulative Surplus or Deficit of Affordable Rental Homes" for each income group is the lower income groups' "Cumulative Surplus or Deficit of Affordable Rental Homes" subtracted from difference between the number of "Rental Homes 'Affordable and Available' to the Income Group and Below" and the number of "Households within the Income Category." For example, the 407,871 "Cumulative Surplus or Deficit of Affordable Rental Homes" for ELI households is the difference between the 507,239 households at or below the threshold income and the 99,638 affordable and available rental homes to income group and below. Please note that the tables may not sum because numbers are rounded to whole numbers.

[5] NLIHC. *The Gap Report.* 2016.

Los Angeles County Gap Analysis

Table 2: Los Angeles County Rental Home by Affordability Level by Income of Household

Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by LI	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	665	15,521	16,652	8,664	8,552	4,787	6,229	61,070
Affordable to ELI	1,785	16,645	48,100	9,825	6,128	2,653	2,513	87,649
Affordable to VLI	8,177	27,887	57,160	48,738	35,728	17,705	11,041	206,436
Affordable to LI	27,962	68,847	150,190	176,929	187,429	125,257	84,199	820,813
Affordable to Moderate Income	18,741	35,576	48,253	67,006	89,855	100,889	155,879	516,199
Affordable to Above Moderate Income	15,398	12,876	9,532	9,673	17,173	28,828	110,514	203,994
Total	72,728	177,352	329,887	320,835	344,865	280,119	370,375	1,896,161

2016 PUMS[6] based analysis with HUD Income Levels and DLI prepared by CHPC.

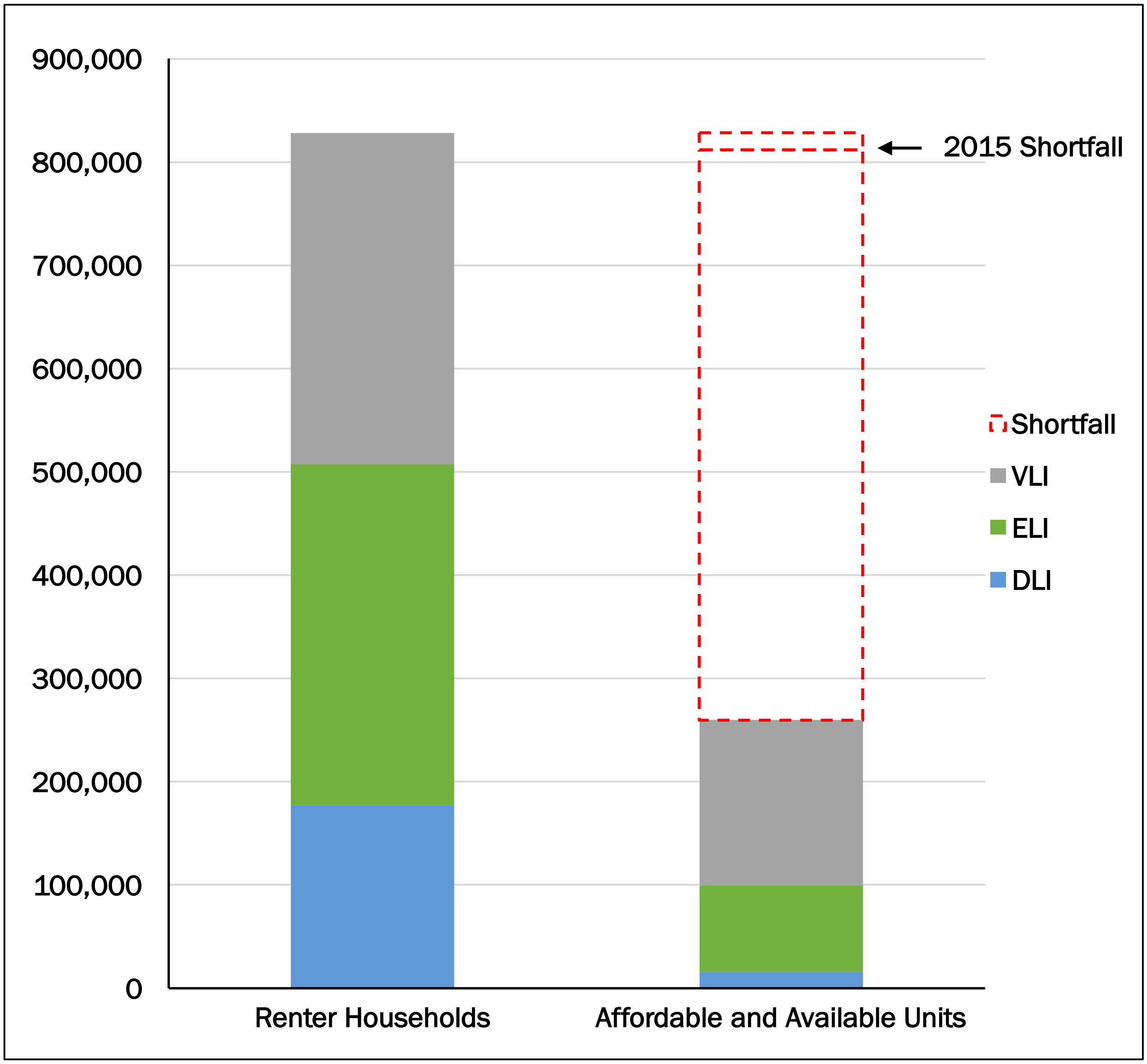
Table 3: Los Angeles County Housing Affordability Gap Analysis for Renter Households

	DLI	ELI	VLI	LI	Moderate Income	Above Moderate Income	Total
Households within Income Category	177,352 (8%)[7]	329,887 (11%)	320,835 (-1%)	344,865 (-1%)	280,119 (0.2%)	370,375 (-2%)	1,823,433 (2%)
All Households at or Below Threshold Income	177,352	507,239	828,074	1,172,939	1,453,058	1,823,433	1,823,433
Rental Homes "Affordable and Available" to Income Group and Below	16,186	99,368	259,819	921,584	1,432,306	1,896,161	1,896,161
Cumulative Surplus or Deficit of Affordable Rental Homes*	- 161,166 (8%)[8]	- 407,871 (9%)	- 568,255 (3%)	- 251,355 (-7%)	- 20,752 (19%)	72,728 (-0.1%)	72,728 (-0.1%)

*The surplus or deficit includes homes occupied by a household at or below the income threshold of the income group.
2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.

[6] ACS 1-year Public Use Microdata Sample (PUMS). 2016. U.S. Census Bureau. https://www.census.gov/programs-surveys/acs/data/pums.html.
[7] Percentage change from 2015 to 2016.
[8] Percentage change from 2015 to 2016.

Figure 1: Los Angeles County Affordable Housing Shortfall



There were 16,448 fewer affordable and available homes for the lowest income households in 2016 than in 2015.

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 includes what a household pays in rent and for utilities (i.e. electricity, fuel, gas, and water). The percentage of a household's monthly income that goes towards housing costs determines whether that households is cost burden.

Households that spend less than 30% of their income towards housing costs are considered not cost burdened. Families and individuals that spend over 30% and over 50% of their income on housing costs are considered moderately 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% of their monthly income. As shown in Table 4 and Figure 2, lower income renter households are significantly more likely to experience severe cost burden than higher income renter households. Please note that the tables may not sum because numbers are rounded to whole numbers.

Table 4: Los Angeles County Renter Households - Cost Burdens by Income Group[9]

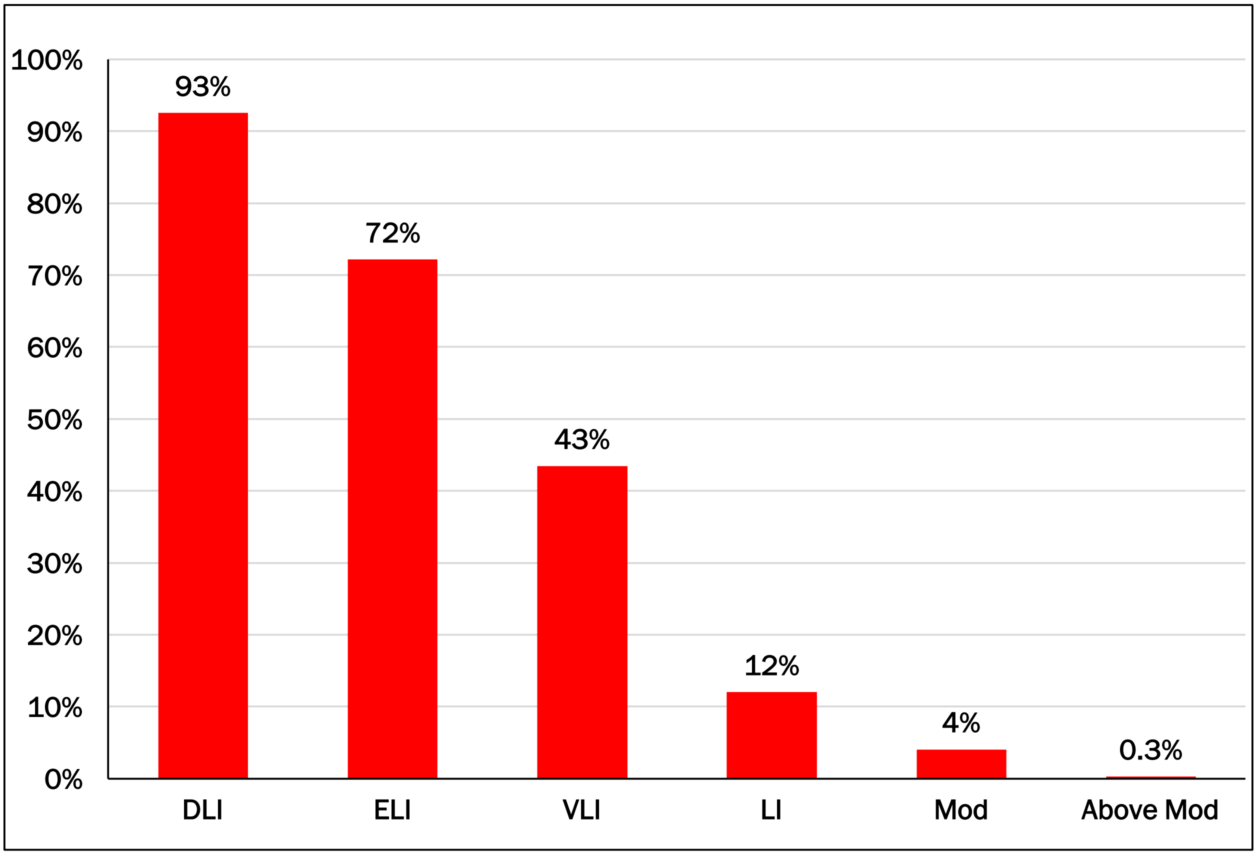
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	177,352	6,566	4%	6,690	4%	**164,096** (8%)[10]	**93%**
Extremely Low	329,887	35,646	11%	56,213	17%	**238,028** (9%)	**72%**
Very Low	320,835	43,397	14%	138,029	43%	**139,409** (5%)	**43%**
Low	344,865	148,886	43%	154,570	45%	**41,409** (-16%)	**12%**
Moderate	280,119	198,704	71%	70,029	25%	**11,386** (17%)	**4%**
Above Moderate	370,375	339,404	92%	29,956	8%	**1,015** (-33%)	**0.3%**
All Income Groups	1,823,433	772,603	42%	455,487	25%	**595,343** (5%)	**33%**

2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.

[9] As previously noted, cost burden for each income group is based on that income group's household income relative to the amount of income allocated towards housing costs. Households that spend more than 30% or 50% of their incomes on housing costs are considered cost burdened and severely cost burdened, respectively.

[10] Percentage change from 2015 to 2016.

Figure 2: Los Angeles County Severe Cost Burden by Income Group



Severe cost burden for lower income households remained high from 2015 to 2016.

Supervisorial District Gap and Cost Burden Analyses

Supervisorial Districts (SDs) are political boundaries that are based on census tracts and are each represented by an elected official with a four-year term. The gap and cost burden analyses draw from two years of Census data to generate reliable results due to the smaller populations in some SDs and thus the data points are produces from averages during the two-year periods. The SD-level analysis in this Report should not be compared to the housing needs assessment completed in 2017 as the geography for analysis is not the same.[11] Instead, the gap and cost burden analyses here should establish the baseline against which County- and SD-level data should be compared moving forward. Please note that the tables may not sum because numbers are rounded to whole numbers.

A summary of the affordable housing shortfalls and cost burdens by income group for each of the SDs are shown in Table 5 and 6.

[11] As requested by the Affordable Housing Coordinating Committee, this iteration of the Outcomes Report includes gap and cost burden analyses at the County level and for the five SDs instead of for the eight Service Planning Areas (SPAs), as was required in the prior year. Continuing to perform this analysis at the County and SD level in future years will enable accurate year-to-year comparisons.

Table 5: Housing Affordability Gap Analysis for Renter Households by Supervisorial District								
		DLI	ELI	VLI	LI	Moderate Income	Above Moderate Income	Total
SD 1	Households within Income Category	31,298	71,331	71,633	70,952	44,573	42,176	331,962
	Rental Homes "Affordable and Available" to Income Group and Below	3,953	23,365	65,342	217,637	290,475	341,553	341,553
	Cumulative Surplus or Deficit of Affordable Rental Homes*	- 27,344	- 79,263	-108,919	- 27,576	689	9,590	9,590
SD 2	Households within Income Category	49,573	85,241	85,944	84,834	53,759	60,865	420,216
	Rental Homes "Affordable and Available" to Income Group and Below	4,362	24,025	70,387	255,604	357,332	438,308	438,308
	Cumulative Surplus or Deficit of Affordable Rental Homes	- 45,211	-110,789	-150,372	- 49,988	- 2,019	18,093	18,093
SD 3	Households within Income Category	37,016	68,184	68,304	77,617	73,204	129,051	453,375
	Rental Homes "Affordable and Available" to Income Group and Below	2,437	19,973	42,896	166,093	306,476	472,363	472,363
	Cumulative Surplus or Deficit of Affordable Rental Homes	- 34,579	- 85,226	-130,607	- 85,027	- 17,848	18,988	18,988
SD 4	Households within Income Category	23,449	46,675	54,046	59,487	56,337	74,278	314,272
	Rental Homes "Affordable and Available" to Income Group and Below	3,105	13,040	35,243	146,085	241,393	329,771	329,771
	Cumulative Surplus or Deficit of Affordable Rental Homes	- 20,344	- 57,084	- 88,927	- 37,573	1,398	15,499	15,499
SD 5	Households within Income Category	30,155	44,286	45,117	53,934	51,324	67,869	292,685
	Rental Homes "Affordable and Available" to Income Group and Below	2,570	15,170	36,929	130,038	223,704	303,270	303,270
	Cumulative Surplus or Deficit of Affordable Rental Homes	- 27,585	- 59,271	- 82,629	- 43,455	- 1,112	10,585	10,585

*The surplus or deficit includes homes occupied by a household at or below the income threshold of the income group. 2015-2016 PUMS based analysis[12] with HUD Income Levels and DLI prepared by CHPC.

[12] This analysis is calculated derived from an average based on two-years PUMS data collected in 2015 and 2016.

Table 6: Percentage of Cost Burden Households by Income Group by Supervisorial District[13]								
		DLI	ELI	VLI	LI	Moderate Income	Above Moderate Income	Total
SD 1	Not Cost Burdened	7%	13%	19%	52%	83%	94%	42%
	Moderately Cost Burdened	6%	21%	54%	42%	16%	6%	28%
	Severely Cost Burdened	**87%**	**66%**	**28%**	**6%**	**2%**	**0.4%**	**30%**
SD 2	Not Cost Burdened	3%	9%	15%	48%	73%	90%	39%
	Moderately Cost Burdened	4%	18%	48%	41%	22%	9%	26%
	Severely Cost Burdened	**93%**	**74%**	**36%**	**10%**	**5%**	**0.2%**	**35%**
SD 3	Not Cost Burdened	3%	10%	10%	32%	60%	91%	44%
	Moderately Cost Burdened	3%	16%	35%	46%	34%	9%	24%
	Severely Cost Burdened	**95%**	**74%**	**55%**	**22%**	**6%**	**1%**	**32%**
SD 4	Not Cost Burdened	5%	10%	14%	39%	72%	93%	46%
	Moderately Cost Burdened	3%	16%	42%	48%	25%	7%	25%
	Severely Cost Burdened	**91%**	**73%**	**43%**	**13%**	**3%**	**0.3%**	**28%**
SD 5	Not Cost Burdened	3%	9%	10%	34%	70%	94%	43%
	Moderately Cost Burdened	3%	14%	38%	52%	28%	6%	24%
	Severely Cost Burdened	**94%**	**76%**	**52%**	**14%**	**2%**	**0.04%**	**33%**
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.								

Full tables of the gap and cost burden analyses for the SDs are available in Appendix A.

[13] Percentages represent the number of households as a share of the total number of households in each income group.

Homeless Population

Homelessness in Los Angeles County has reached the level of a humanitarian crisis and has worsened in recent years. This section describes key aspects of the homelessness crisis using data from the Point-in-Time (PIT) count, which is the primary data source for estimating the number of homeless individuals and families in Los Angeles County. HUD requires that each Continuum of Care (CoC) conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. CoCs also must conduct a count of unsheltered homeless persons every other year (odd numbered years). In Los Angeles County, the Los Angeles Homeless Services Authority (LAHSA) conducts the Greater Los Angeles Homeless Count to complete the PIT count.

PIT counts are conducted at the County and a number of subdivisions including Supervisorial Districts (SD) as shown in Table 7 and 8. Select demographics for each of the SDs are shown in Table 9.

According to the 2017 PIT count:

- On any given night in Los Angeles County, 57,794 people experience homelessness
- Over 32% of those who experience homelessness are in SD 2
- In the Los Angeles CoC,
    - 34% have suffered from domestic or intimate partner violence
    - Over 17,500 individuals experience chronic homelessness
    - 9% are under the age of 18, over 880 of these children are in SD 5
    - Veterans make up 8% of those who experience homelessness

There were 10,000 more individuals and families experiencing homelessness in 2017 than in 2016.[14] All of the CoCs experienced an increase in 2017, except for the Glendale CoC that had a 30% decrease in homeless population.

Table 7: 2017 PIT Counts by CoC

Area	Homeless Population
Los Angeles CoC	55,188
Pasadena CoC	575
Glendale CoC	168
Long Beach CoC	1,863

HUD. 2017 AHAR PIT Estimates of Homelessness in the U.S.

Table 8: 2017 v. 2016 PIT Counts

Area	Homeless Population	% Change 2016-2017
SD 1	12,956	+48%
SD 2	18,657	+22%
SD 3	11,870	+11%
SD 4	6,576	+10%
SD 5	7,735	+26%
County Total	57,794	+23%

LAHSA. 2017 Greater Los Angeles Homeless Count.

[14] While the increase in homelessness is similar to the increase in the shortfall of affordable homes, no correlation can be made between the two.

Table 9: Select Demographics by Share of Homeless Population by Supervisorial District												
	SD 1		SD 2		SD 3		SD 4		SD 5		County Total	
Subpopulation	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total
Veterans	982	8%	1,679	9%	1,197	10%	166	4%	452	6%	4,828	8%
Under 18 years old	1,185	9&	1,676	9%	793	7%	554	12%	883	13%	5,370	9%
62+ years old	751	6%	1,526	8%	816	7%	415	9%	497	7%	4,005	7%
Chronically Homeless	3,591	28%	6,151	33%	3,595	30%	1,161	25%	2,014	29%	17,531	30%
Health/Disability[15]	9,023	N/A	12,129	N/A	9,982	N/A	3,164	N/A	4,064	N/A	26,173	N/A
Domestic/Intimate Partner Violence	3,829	33%	5,745	34%	4,351	39%	1,189	29%	2,153	35%	17,945	34%
LAHSA. 2017 Greater Los Angeles Homeless Count.[16]												

[15] Health/Disability indicators are not mutually exclusive (a person may report more than one). Numbers will not add up to 100%.

[16] These statistics do not include data from the Long Beach, Glendale, or Pasadena CoCs.

Section 2. Los Angeles County Affordable Housing Inventory

This section of the Affordable Housing Outcomes Report provides a total inventory of rent-restricted housing in Los Angeles County. Affordable housing in the County is created using local, State and federal funding—often together in the same developments by necessity to overcome the high costs involved—as well as through local policies and rental and operating subsidy programs.

This section includes affordable housing developments with:

- Low Income Housing Tax Credits (LIHTC), federal and State[17];
- Project-based rental assistance contracts, grants, and subsidized loans issued directly by the U.S. Departments of Housing and Urban Development (HUD);
- Public housing operating and Annual Contributions Contract with HUD, including those owned by the Housing Authority of the County of Los Angeles (HACoLA);
- Los Angeles County Community and Development Commission (CDC) capital resources awarded through the Notices of Funding Availability (NOFA);
- Department of Mental Health (DMH) resources such as Mental Health Service Act (MHSA) and Special Needs Housing Program (SNHP) and Federal Housing Subsidy Program;
- Land use policies and Housing Successor Agency properties monitored by the Department of Regional Planning (DRP); and
- Tax-exempt bond financing.

Affordable Rental Housing Inventory and Identification of At-Risk Properties

Table 10 below shows County- and Supervisorial District (SD)-level affordable housing inventory totals.[18] Figure 3 shows a map of the federal, State, and County-administered affordable housing in the County. SD-level maps of the inventory are available in Appendix B.

The inventory also identifies rental developments at both the County- and SD-level that are at 'very-high' or 'high' risk of being converted to market rate.[19] 'Very-high' risk developments may convert to market rate in the next 365 days, 'high' risk developments may convert in the next one to five years; developments in these two categories are considered at-risk in this Report. A

[17] This includes all awarded developments, some of which are not yet placed in service.
[18] The inventory is derived from a number of sources including: CHPC's Preservation Database, Housing and Urban Development (HUD), the Housing Authority of the County of Los Angeles (HACoLA), the Housing Authority of the City of Los Angeles (HACLA), and the Los Angeles County Community and Development Commission, Department of Regional Planning, and Department of Mental Health.
[19] CHPC's risk assessment conducted January 2018.

breakdown of the HUD and LIHTC developments 'at-risk' at the County- and SD-level is available in Appendix B. These risk levels are determined after an analysis of overlapping subsidies and owner entity types are taken into account. At-risk totals are included in the table below, and Figure 4 shows a map of these developments at the County-level. SD-level maps of at-risk developments are available in Appendix B.

Three thousand fewer homes are at-risk of converting to market rate in 2017 than in 2016, due to a number of HUD Project-Based Section 8 Contract renewals and consolidations, LIHTC resyndications, and continued improvements to CHPC's Preservation Database.

Table 10: Summary of Federal, State, and County-Administered Affordable Housing and At-Risk Housing in Los Angeles County

Geography	Developments	Affordable Homes	At-Risk Developments	At-Risk Homes
SD 1	433	31,488	42	2,603
SD 2	476	29,255	50	3,101
SD 3	369	21,697	52	3,423
SD 4	153	14,585	14	1,022
SD 5	198	14,326	24	1,290
County	**1,629**	**111,351**	182	11,439

Source: CHPC Preservation Database, HUD, HACoLA, HACLA, CDC, DRP, and DMH.

Figure 3. Federal, State, and County-Administered Affordable Housing in Los Angeles County

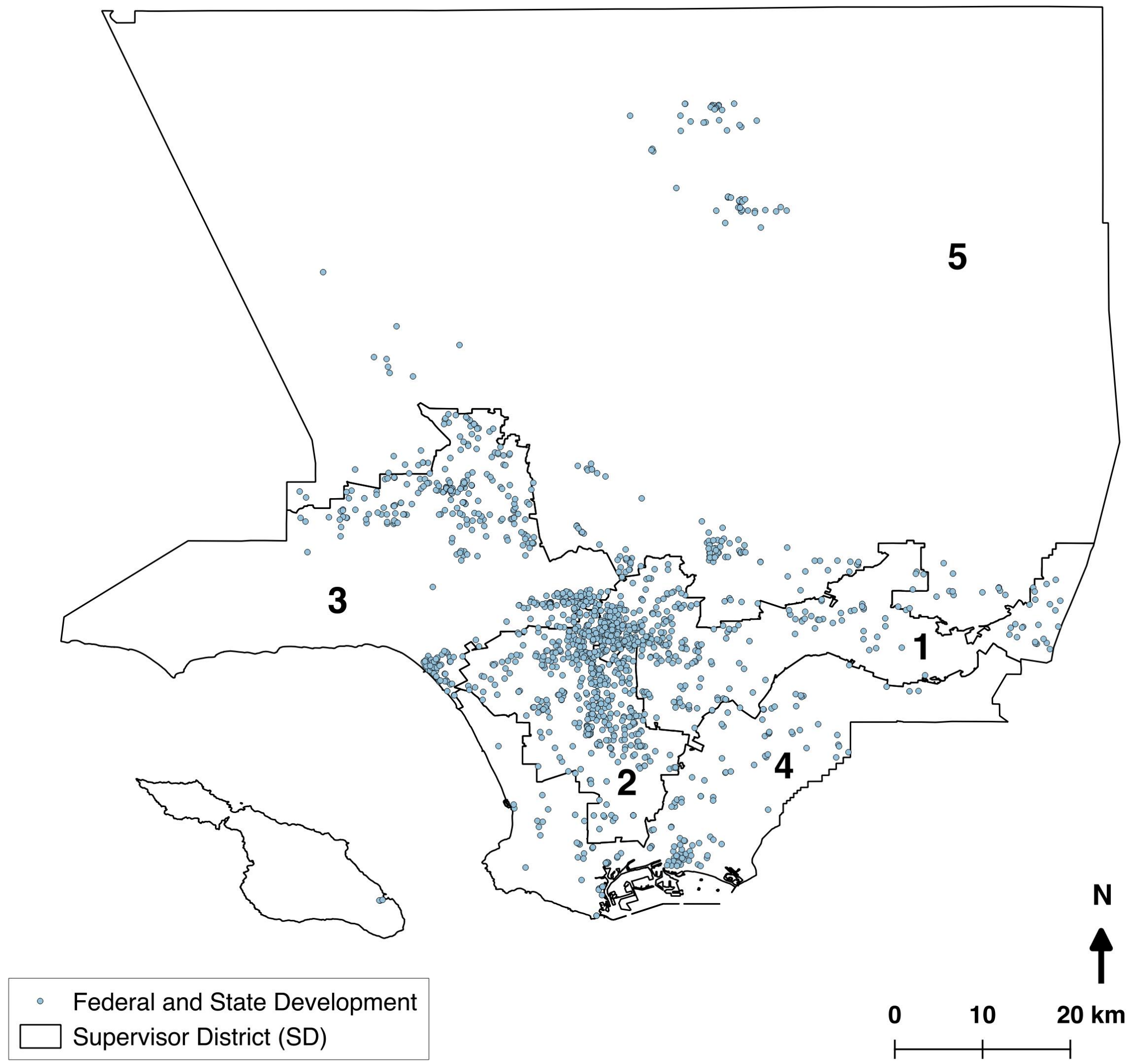
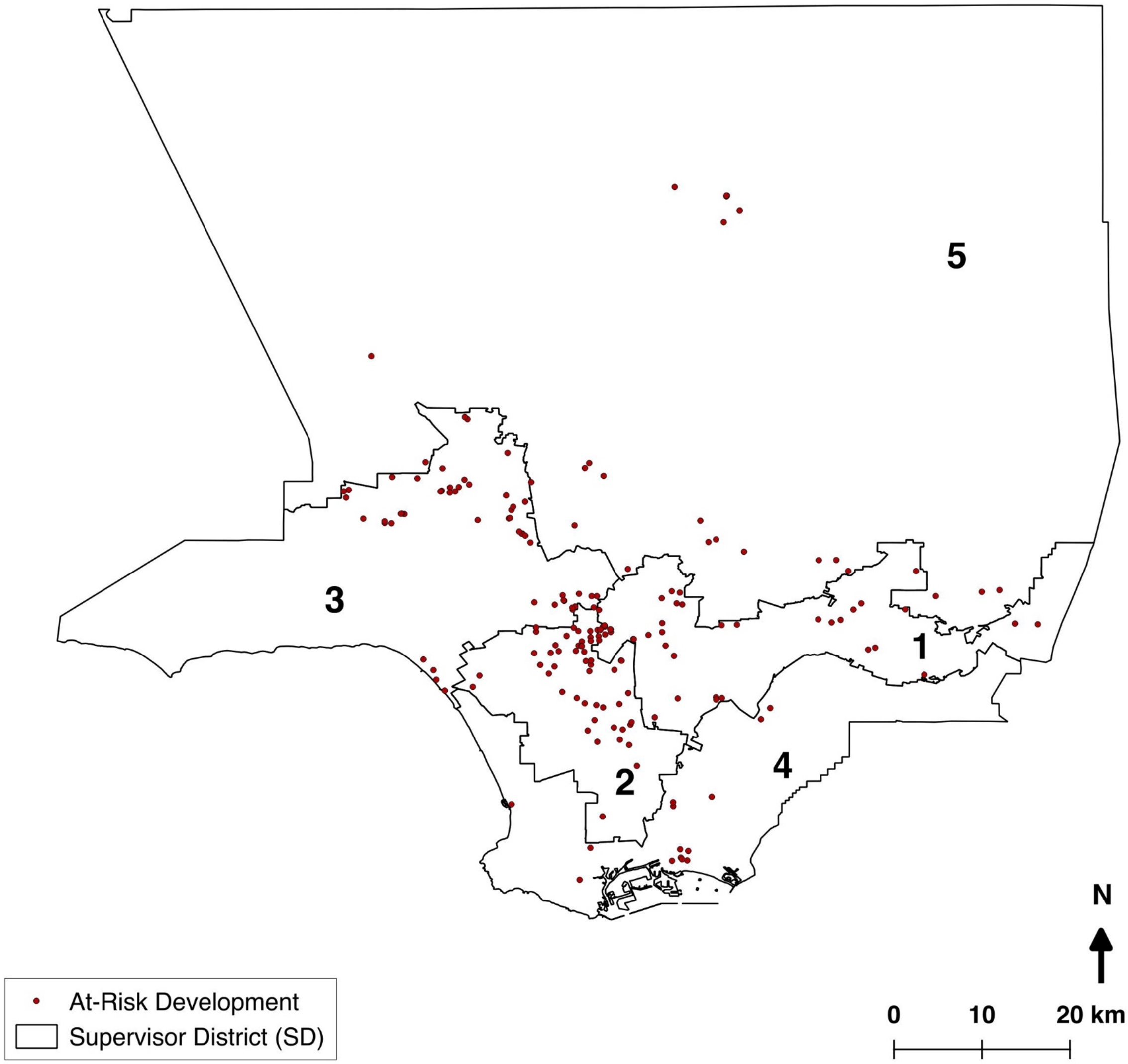


Figure 4. At-Risk Affordable Housing in Los Angeles County



Lost Affordable Rental Properties

As shown in Table 11 below, Los Angeles County has lost thousands of affordable homes due to expired regulatory agreements on LIHTC developments and owner opt-outs of HUD Section 8 project-based rental assistance. Below is a summary of the 4,497 lost affordable homes Countywide since 1996. Of note:

- Over half of the affordable homes lost were in the City of Los Angeles (58%);
- Of the 79 developments that were lost, only six were owned by non-profits;
- More than 66% of the lost affordable homes were due to owner opt-outs from HUD Section 8 contracts.

Table 11: Summary of HUD and LIHTC Housing Lost in Los Angeles County

Program	Developments	Affordable Homes
HUD	**49**	**2,952**
City of Los Angeles	28	1,521
Balance of LA County	21	1,431
LIHTC	**30**	**1,545**
City of Los Angeles	25	1,068
Balance of LA County	5	477
Total	**79**	**4,497**

Source: CHPC Preservation Database.

Public Housing Authority Owned Developments

Public housing is owned and operated by a Public Housing Authority (PHA) that guarantees affordable rents of 30% of income to households earning no more than 50% AMI at initial occupancy and no more than 80% AMI at any point thereafter. Public housing is an important affordable housing resource that has been underfunded by Congress for decades resulting in a substantial backlog of capital needs.[20] California's public housing stock has been shrinking as a result of both Congress' failure to appropriate sufficient funds and Congress allowing the conversion of public housing into a public-private partnership ownership model through the Rental Assistance Demonstration (RAD) program.

Four (4) County jurisdictions have PHAs with development portfolios[21]:the City of Baldwin Park, the City of Lomita, the City of Los Angeles (HACLA), and the County of Los Angeles (HACoLA). Summary data from each PHA are shown in Table 12 and 13, and highlights include:

- 73% of PHA-owned homes are owned by HACLA;
- 61% of PHA-owned homes are concentrated in two SDs:
    - SD 1 – 24%
    - SD 2 – 37%

Table 12: Public Housing Authority Owned Developments

	Developments	Affordable Homes
Housing Authority of the City of Baldwin Park	1	12
Housing Authority of the City of Lomita	1	78
Housing Authority of the City of Los Angeles (HACLA)*	53	8,970
Housing Authority of the County of Los Angeles (HACoLA)	66	3,229
Total	**121**	**12,289**

Source: HUD, HACoLA, and HACLA.
*Does not include 100% Market, Project-Based Voucher (PBV) only, or Homeowner properties.

[20] Capital Needs in the Public Housing Program. 2010. HUD. https://www.hud.gov/sites/documents/ph_capital-needs.pdf.
[21] 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 13: Summary of Public Housing Authorities Owned Developments by Supervisorial District			
SD	PHA	Developments	Affordable Homes
1	HACoLA	10	677
	HACLA	16	2,295
	City of Baldwin Park	1	12
	Subtotal	**27**	**2,984**
2	HACoLA	38	409
	HACLA	16	4,091
	Subtotal	**54**	**4,500**
3	HACoLA	8	634
	HACLA	12	1,090
	Subtotal	**20**	**1,724**
4	HACoLA	5	1,104
	HACLA	8	1,489
	City of Lomita	1	78
	Subtotal	**14**	**2,671**
5	HACoLA	5	405
	HACLA	1	5
	Subtotal	**6**	**410**
Grand Total		**121**	**12,289**
Source: HUD, HACoLA, and HACLA.			

Housing Choice Vouchers

Housing Choice Vouchers (HCVs), previously called Section 8 vouchers, are one of the most flexible and powerful tools for providing affordable housing to the lowest income households. 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% AMI on initial occupancy and thereafter so long as the household earns no more than 80% AMI.

While the goal of the program is to have voucher recipients pay no more than 30% of household income for housing costs, with the voucher making up the difference up to a market comparable rent, a significant portion of voucher holders in Los Angeles County end up paying closer to 40% of their income in housing expenses due to the very tight rental market that has pushed rents above the maximum payments allowed by the program.[22] Congress has historically limited access to vouchers to fewer than one fourth of eligible households, primarily due to funding constraints. Funding to renew the current level of vouchers is diminishing in real terms under the Budget

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

Control Act of 2011 (the "Act"). PHAs had their voucher budgets cut by approximately 5% in 2017 due to Congress failure to allocate sufficient funds. Fortunately, Congress reached a two-year deal to raise the budget caps on domestic discretionary funding for FY 2018-2019 and FY 2019-2020. While the omnibus spending act of 2018 is not yet final, it appears that voucher renewal funding should remain stable until the end of 2019.

According to HUD, PHAs in the County collectively allocated over 90,000 tenant-based HCVs in 2017 as shown in Table 14. Vouchers may be project-based, meaning that a PHA may award a contract for multiple vouchers to a particular owner for apartments in a specific property, or they may be tenant-based, meaning that the voucher travels with the tenant and can be used to rent any apartment where a landlord will accept it.[23] HACoLA and HACLA had over three quarters of HCVs in 2017.

Table 14: Housing Choice Vouchers Available in Los Angeles County

	# HCVs Available	% of Total Available HCV
City of Los Angeles (HACLA)	49,831	**55.2%**
County of Los Angeles (HACoLA)*	21,365	**23.7%**
City of Long Beach	7,398	8.2%
City of Pasadena	1,409	1.6%
City of Santa Monica	1,167	1.3%
City of Burbank	1,014	1.1%
City of Inglewood	1,002	1.1%
City of Pomona	935	1.0%
City of Baldwin Park	899	1.0%
City of Compton	803	0.9%
City of Hawthorne	711	0.8%
City of Norwalk	705	0.8%
City of Torrance	690	0.8%
City of South Gate	654	0.7%
City of Redondo Beach	593	0.7%
City of Pico Rivera	517	0.6%
Culver City	384	0.4%
City of Hawaiian Gardens	132	0.1%
Total	**90,209**	**100%**

Source: HUD Picture of Subsidized Households, 2017.
**Amended by HACoLA and does not include Project-Based Vouchers*

[23] PHAs can project-base up to 20 percent of their Housing Choice Vouchers, plus an additional 10 percent if they serve certain populations and geographies.

Housing Inventory Counts

The Housing Inventory Count (HIC) is meant to be a comprehensive listing of beds and supportive housing units dedicated to homeless and formerly homeless persons during the last ten days of January. As a result of its comprehensive nature, moreover, the HIC includes many different kinds of permanent housing, including shared and scattered-site housing, for which only one location is recorded.[24] The number of year-round, permanent supportive housing (PSH) and other permanent housing (OPH) are shown in Table 15 and highlights include:

- Los Angeles Homeless Services Authority (LAHSA)[25] administers 91% of permanent, year-round beds in Los Angeles County. Almost half of the County's year-round beds (48%) are listed in SD 2;
- The Long Beach CoC administers 69% of permanent, year-round beds listed in SD 4;
- The Pasadena administers 12% of permanent, year-round beds listed in SD 5;
- The Glendale CoC administers 4% of permanent, year-round beds listed in SD 5.

Table 15: 2017 HIC Permanent Beds*

Continuum of Care (CoC)	Year-Round Beds
Los Angeles**	22,859
SD 1	4,635
SD 2	12,093
SD 3	2,441
SD 4	805
SD 5	2,885
Pasadena (SD 5)	405
Long Beach (SD 4)	1,829
Glendale (SD 5)	137
Grand Total	**25,230**

Source: 2017 Housing Inventory Count (HIC) – Los Angeles CoC. LAHSA. 2017 AHAR HUD.
*Only includes permanent supportive housing (PSH) and other forms of permanent housing (OPH).
**Note beds may be designated in a SD based on the location of their organization's administrative offices rather than their actual location.

[24] SD-level counts derived from the HIC for the Los Angeles Continuum of Care (CoC) should thus be seen as approximations based in some cases on the locations of development's administrative offices or sponsoring organizations.
[25] LAHSA is the lead agency for the Los Angeles CoC.

Section 3. County-Administered Affordable Rental Housing Resources

This section of the Affordable Housing Outcomes Report provides an inventory of resources administered by Los Angeles County's agencies and departments for the development and operation of permanently affordable rental housing, as well as funding for short- and long-term rental assistance and operating subsidies for low income households facing housing challenges.

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

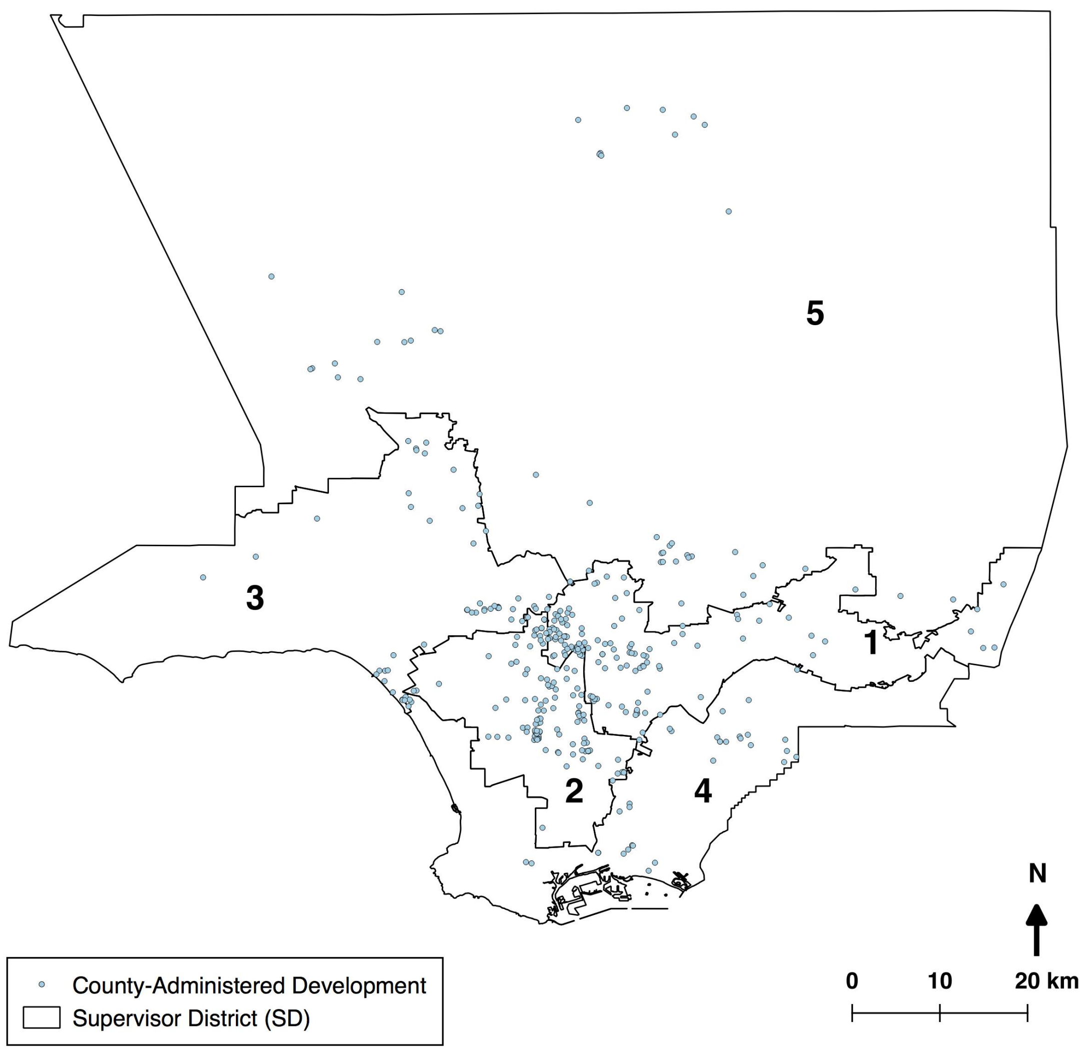
- Los Angeles County Community and Development Commission (CDC) capital resources awarded through the Notices of Funding Availability (NOFA);
- Department of Health Services (DHS) programs such as Housing for Health, the Flexible Housing Subsidy Pool (FHSP), and Rapid Re-housing (RRH) vouchers;
- Department of Mental Health (DMH) resources such as Mental Health Service Act (MHSA) funds and Special Needs Housing Program (SNHP) and Federal Housing Subsidy Program;
- Land use policies and Housing Successor Agency properties monitored by the Department of Regional Planning (DRP);
- Programs administered by the Housing Authority of the County of Los Angeles (HACoLA), including public housing; the Housing Choice Voucher (HCV) program (including project-based vouchers); the Veteran Affairs Supportive Hosing (VASH) program; the Shelter Plus Care/Continuum of Care (S+C/CoC) Program; the Homeless Initiative Program; and the Section 8 Family Unification Program;
- Los Angeles Homeless Services Authority (LAHSA) administered RRH vouchers; and
- Tax-exempt bond financing.

Table 16 shows County- and Supervisorial District (SD)-level affordable housing inventory totals for all County-administered affordable rental developments from the sources listed above. Figure 5 shows a map of the County-administered inventory of affordable rental developments. SD-level maps are included in Appendix B.

Table 16: Summary of County-Administered Affordable Rental Housing and Subsidies*			
	Developments	Affordable Homes**	Rental Subsidies***
SD 1	113	5,903	N/A
SD 2	129	5,615	N/A
SD 3	48	2,612	N/A
SD 4	37	3,213	N/A
SD 5	47	2,799	N/A
County	**374**	**20,142**	**38,924**

*Reflects de-duplicated totals among County sources. May overlap with federal and state financing shown in Section 2.
**Affordable up to moderate income households (<120% AMI).
***Reflects number of households served by County department rental programs.

Figure 5. County-Administered Affordable Rental Homes



Los Angeles County Community and Development Commission and Department of Regional Planning

Affordable, multifamily rental housing developments receive funding from the Community Development Commission of the County of Los Angeles (CDC) through a biannual Notice of Funding Availability (NOFA) which includes local Affordable Housing Trust Funds, federal HOME funds, and other funding sources that are available. A number of housing units with affordability restrictions related to land use entitlements are monitored by the CDC in coordination with the Department of Regional Planning (DRP). These units may include developments funded through the CDC NOFA as well as private developments that have affordability requirements related to density bonus, Mello Coastal Zone Act, or other land use conditions of approval. In addition, the CDC issues tax-exempt multifamily housing revenue bonds on behalf of the Housing Authority of the County of Los Angeles (HACoLA). These tax-exempt bonds help developments obtain 4% federal Low Income Housing Tax Credits, and are often paired with NOFA-funded developments that do not receive 9% tax credits.

The CDC, on behalf of HACoLA, also manages a portfolio of 377 affordable rental units that were transferred to HACoLA in its capacity as Housing Successor Agency for the former redevelopment agencies of the cities of Arcadia, Huntington Park, and Azusa.

Summary data of the CDC's affordable housing investments, developments monitored by the CDC and DRP, and development openings and entitlements in 2017 are shown in Tables 17 thorough 19, and highlights include:

- Ten new construction developments with 632 homes were awarded over $29.5 million in funding from the CDC in Supervisorial District (SD) 1 and 2;
- 174 affordable homes opened in 2017 that received $13.7 million from the CDC and serve the homeless, seniors, families, the developmentally disabled; and
- In the unincorporated areas, the County approved land use entitlements for 10 developments with affordable rental housing, with more than 630 affordable family, senior, Transition Age Youth or Permanent Supportive Housing homes.

Table 17: CDC Capital Investments		
CDC NOFA Funds Awarded in 2017	$27,755,750	+9% from 2016
Estimated CDC NOFA Fund Awards for 2018	$113,287,947	
Special Needs & Family New Construction (Avg. Cost per Unit)	$398,667	-8% from FY 16-17
Other Special Needs Construction (Avg. Cost per Unit)	$419,221	+3% from FY 16-17
Special Needs & Senior Acquisition/Rehabilitation (Avg. Cost per Unit)	$486,070	

Table 18: CDC and DRP Developments*		
	Developments	Affordable Homes**
SD 1	102	5,167
SD 2	84	4,645
SD 3	27	1,300
SD 4	27	1,704
SD 5	40	2,254
County	**280**	15,070

*Includes developments funded by the CDC including the First 5 LA program, tax-exempt bonds, created through land use policies and the former Redevelopment Agency, and those that not yet placed in service.
**Homes affordable up to moderate income households (<120% AMI).

Table 19: CDC and DRP Activity in 2017		
	Developments	Affordable Homes
CDC NOFA Funded in 2017	10	632
Opened in 2017	4	174
Entitled in 2017	10	632

Regional Housing Need Allocation (RHNA)

For the Fifth Revision of Los Angeles County's Housing Element, the Southern California Association of Governments (SCAG) allocated over 29,000 homes to the unincorporated areas of the County. Forty-one percent of the homes that are to be built over the Fifth Housing Element Cycle (2014-2021) are to be affordable to those earning 80% or less of Area Median Income (AMI). By the end of 2017, the County had only met 14% of its RHNA allocation, a majority of which was housing built for Above Moderate Income households.

Table 20: Los Angeles County Regional Housing Need Allocation Progress

Income Level	RHNA Allocation by Income Level	2014 (Year 1)	2015 (Year 2)	2016 (Year 3)	2017 (Year 4)	Total Units to Date	% of RHNA Met
Extremely Low/Very Low Income	**7,655**	159	32	35	354	**580**	**8%**
Low Income	**4,531**	0	0	0	108	**108**	**2%**
Moderate	**4,930**	0	0	0	0	**0**	**0%**
Above Moderate	**12,256**	513	1,790	620	622	**3,545**	**29%**
Total	**29,372**	**672**	**1,822**	**655**	**1,084**	**4,233**	**14%**

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. This Report includes information on HFH's permanent supportive housing and rapid re-housing programs (including the Breaking Barriers rapid re-housing program). In addition, the below figures 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. In part, the programs are supported by the Flexible Housing Subsidy Pool (FHSP).

Permanent supportive housing, the cornerstone of HFH approach, includes decent, safe, and affordable housing linked to a flexible array of supportive services. 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 status, and greater levels of independence and economic security.

In February of 2014, HFH launched the FHSP, a new and innovative way to provide rental subsidies in Los Angeles County, operated by the non-profit partner Brilliant Corners and designed 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. Funding for the FHSP currently comes from DHS, Department of Mental Health, the Probation Department, the Homeless Prevention Initiative, the CEO's Homeless Initiative, and from the Board of Supervisors.

The Housing and Jobs Collaborative (HJC) is a rapid re-housing 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, case management, and employment services. HJC is client-centered and employs a "whatever it takes approach" to assist clients in their transition from homelessness to permanent housing.

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 21 through 26 provide a summary of DHS' housing subsidies and services. Highlights include:

- More than 8,000 individuals receive housing subsidies and services from DHS' Housing for Health Program, primarily through permanent supportive vouchers;
- DHS provided almost 3,000 more individuals with housing subsidies and services in 2017 than in 2016, and is projected to serve 2,000 more in 2018; and
- 59% of rental subsidies used to house individuals in the Housing for Health program are from the Flexible Housing Subsidy Pool (FHSP).

Table 21: DHS Housing for Health 2017 Expenditures	
FY 17-18 Permanent Supportive Budget	~$70,000,000
FY 17-18 Rapid Re-Housing Budget	~$13,000,000
Permanent Supportive – Federal Voucher Avg. Annual Cost per Tenant	$5,400*
Permanent Supportive – State Voucher Avg. Annual Cost per Tenant	$25,200*
Rapid Re-Housing Avg. Annual Cost per Tenant	$18,000*
*Do not include up front move-in costs.	

Table 22: DHS Housing for Health Program*	
Total Number of Individuals Connected to Housing Subsidy and Services in 2017	**8,008**
Permanent Supportive	6,412
Rapid Re-Housing	1,596
Total Number of Individuals Newly Connected to Housing Subsidy and Services in 2017	**3,998**
Permanent Supportive	3,038
Rapid Re-Housing	960
Number of Individuals Projected to Service in 2018	10,600
Permanent Supportive	9,600
Rapid Re-Housing	1,000

Table 23: Rental Subsidies Received by Housing for Health Clients in 2017		
	# of Individuals	% of Subsidies*
Federal Housing Subsidy Pool (FHSP)	4,696	59%
HACLA Tenant-Based Vouchers (TBV)	630	8%
HACLA Project-Based Vouchers (PBV)	496	6%
HACoLA	129	2%
LAHSA	26	0.3%
Shelter+Care (S+C)/CoC	1,179	15%
Unknown	852	11%
Total	**8,008**	**100%**

*Percentages may not sum because they are rounded to the nearest whole integer.

Table 24: Gender of Housing for Health Clients	
	# of Individuals
Female	2,837
Male	5,040
Transgender	67
Trans M to F	61
Trans F to M	6
Genderqueer	1
Unknown	63

Table 25: Age Categories of Housing for Health Clients	
	# of Individuals
18 - 29	1,047
30 - 39	1,274
40 - 49	1,481
50 - 59	2,467
60 - 69	1,373
70+	303
Unknown	63

Table 26: Race of Housing for Health Clients*	
Black	3,504
Latino	2,227
White	2,809
American Indian	137
Asian/Pacific Islander	175
Unknown	705
Other	678

*Clients may identify with more than one race.

Department of Mental Health

Department of Mental Health (DMH) administers several programs that provide for the development, operation, and maintenance of permanent affordable rental housing across Los Angeles County targeting homeless or chronically homeless individuals and their families with a mental illness. The program and resources administered by DMH includes 1) capital development and capitalized operating subsidy programs for site-based permanent supportive housing; 2) resources for the provision of onsite supportive services in single site and scattered-site permanent supportive housing under the Housing Trust Fund, giving DMH clients access to those units in which these services are provided; 3) interim housing; 4) ongoing rental assistance, 5) housing assistance services such as security deposits, household goods, utility deposits, eviction prevention; and 6) tenant-based subsidies through 15 contracts with HACLA and HACoLA. Through these various programs and available resources during Fiscal Years 2016-17, DMH provided 467 individuals and families with interim housing; assisted 1,045 households with security deposits, household goods, utilities deposits, and eviction prevention; 106 households in securing and maintaining short- and long-term rental housing; and administered 1,985 tenant based rental subsidies. As a result of service agreements and other commitments from housing developers, DMH has access to approximately 611 additional affordable homes targeting individuals and families with a mental illness. Additionally, since program inception, DMH has made capital investments in 1,254 MHSA-funded homes of permanent supportive housing for individuals that are homeless and have a mental illness and their families. Of these homes, in FY 2016-17 812 MHSA-funded homes were occupied and the balance of 442 homes are in various stages of development.

Capital Investments

The Mental Health Services Act (MHSA) Housing Program, jointly launched in August 2007 by the California Department of Mental Health and California Housing Finance Agency, provided the 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. Since the launch of the MHSA Housing Program in 2007 and through the Local Government Special Needs Housing Program (SNHP) that replaced the MHSA Housing Program after it expired in May 2016, DMH has invested approximately $140 million in 52 new developments totaling 1,118 MHSA funded units ranging from studios up to four-bedroom homes. DMH and its network of mental health agencies provide the mental health services to the consumers in MHSA-funded homes. Both programs are underwritten and administered by the California Housing Finance Agency. Also, in 2017 DMH invested an additional $50 million to fund the capital development of permanent supportive housing through the Mental Health Housing Program (MHHP) which is being administered by the Los Angeles County Community Development Commission. This funding will be available in 2018. This large infusion of funding is being used to jump start the No Place Like Home Program which will bring $2 billion statewide and approximately $700 million to Los Angeles

County for the capital development of permanent supportive housing units restricted to individuals who are homeless with a mental illness. This program was signed into law on July 1, 2016 but is delayed due to a required judicial validation and ongoing litigation.

To date, DMH has invested in 58 housing developments through the MHSA Housing Program, the SNHP, and MHHP. Although DMH allocated an additional $60 million to the MHHP and SNHP in 2017, no developments were actually funded in 2017 as that funding will be allocated to developments in 2018. However, two developments with DMH funding, Anchor's Place and Silver Star, were placed in service in 2017. Tables 27 and 28 highlight DMH's capital investments in affordable housing.

Table 27: DMH Capital Investments		
FY 17-18 Capital Budget	$15,000,000	-19% from FY 16-17
Available Balance for FY 18-19 Capital Budget	$9,995,000	+95% from FY 16-17
Avg. Cost per Unit of Supportive Housing (Permanent Financing)	$99,287	-7% from FY 16-17

Table 28: DMH Funded Developments*

	Developments	SNHP Funded Homes	Affordable Homes
SD 1	12	224	474
SD 2	22	560	1,383
SD 3	13	309	663
SD 4	6	114	428
SD 5	5	47	236
County	**58**	**1,254**	**3,184**

*Includes developments not yet placed in service.

MHSA Capitalized Operating Subsidy Reserve

The Capitalized Operating Subsidy Reserve (COSR) is an operating subsidy that is allocated to 13 of the 52 housing developments with Mental Health Services Act (MHSA) Housing Program and SNHP developments when they are unable to secure another local subsidy to make the homes affordable. The purpose of the COSR is to cover the difference between the approved operating expenses attributable to the MHSA-funded home and the actual revenue received from that MHSA-funded home. The COSR funds are set aside at the MHSA permanent loan closing and held by California Housing Finance Agency (CalHFA). These funds can be disbursed annually by CalHFA after reviewing the development's actual operating costs. However, the request for disbursement must be initiated by the developer, whereas the disbursements are not automatic. Tables 29 through 33 describe the impact of the subsidy in 2017.

Table 29: DMH COSR Program 2017 Expenditures		
Funds Utilized in FY 17-18	$1,275,217	+9% from FY 16-17
Average Cost per Tenant	$4,818	- 8% from FY 16-17

Table 30: DMH COSR Subsidized Households	
Total Recipients Housed in 2017[49]	248
Newly Housed Recipients in 2017	35
Projected Turnover of Recipients in 2018	24

Table 31: Age Categories of Recipients	
0-17	0
18-25	37
26-59	136
60 and over	75

Table 32: Gender of Recipients	
Male	138
Female	110

Table 33: Race of Recipients	
Asian	4
Black or African American	140
White	93
Client Refused	11

[49] As of December 31, 2017, the total number of DMH clients housed (prior to 2017) was 231.

Federal Housing Subsidy Program

Funded through 15 contracts with the City and County Housing Authorities, DMH'S Federal Housing Subsidies Program provides clients access to Permanent Supportive Housing (PSH) subsidies through the following programs: Shelter+Care (S+C), Tenant Based Supportive Housing (TBSH), Homeless Section 8 (HS8), and the Homeless Veterans Initiative (HVI). These tenant-based subsidies make homes affordable for consumers who pay 30 percent of their income as rent, with the balance paid to the owner by the Housing Authority. A summary of DMH's Federal Housing Subsidy Program is shown in Tables 34 through 37, highlights include:

- Almost 1,900 individuals are currently housed under DMH's Federal Housing Subsidy Program, 329 of which are newly housed;
- 42% of DMH clients use HACLA S+C vouchers, while only 2% use HACLA HVI vouchers; and
- A majority of rental subsidy recipients are between the ages of 40 and 69 and only 4% of all recipients left the program due to criminal activity and not paying rent.

Table 34: DMH Federal Housing Subsidies Program 2017	
Total Number of Households Currently Housed	1,695
Total Number of Individuals Currently Housed	1,894
Number of Households Newly Housed	298
Number of Individuals Newly Housed	329

Table 35: Federal Housing Subsidy Program Rental Subsidies Utilized by DMH Clients in 2017		
	# of Households	% of Subsidies
HACoLA S+C	456	27%
HACLA S+C	708	42%
HACLA TBSH	213	13%
HACLA HS8	285	17%
HACLA HVI	33	2%

Table 36: Age Categories of Recipients in Tenant- and Project-Based Programs	
	# of Households
18-29	117
30-39	271
40-49	356
50-59	570
60-69	307
70-79	37
80-89	1
Missing Data	36

Table 37: Reasons for Exit from DMH Tenant- and Project-Based Programs in 2017		
	# of Households	% of Households
Completed program	28	25%
Criminal activity/destruction of property/violence	2	2%
Death	17	15%
Left for a housing opportunity before completing program	2	2%
Non-compliance with program	16	14%
Non-payment of rent/occupancy charge	2	2%
Unknown/disappeared	2	2%
Other	8	7%
Missing Data	35	31%
Total	**112**	**100%**

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 Re-Housing (RRH) programs that provide limited term rental subsidies that aim to quickly house people experiencing homelessness return homeless individuals into housing as quickly as possible. Table 38 summarizes the households and individuals that participated in LAHSA's RRH programs in 2017. Between 2016 to 2017, enrollment in all LASHA RRH programs increased by 5,000 individuals, and 1,200 more individuals specifically received rental assistance.

Table 38: LASHA RRH Programs 2017		
	# of Households	# of Individuals
Actively Enrolled	7,133	16,348
Housed*	1,971	3,883
Received Rental Assistance**	2,617	N/A

*Participants with a move-in date or exit to a permanent destination.
**Participants had a move-in date or rental assistance in the reporting period.

Housing Authority of the County of Los Angeles

The Housing Authority of the County of Los Angeles (HACoLA) owns 68 public and conventional affordable housing developments containing 3,229 homes, the largest concentrations of which are in SDs 4, 1, and 3. HACoLA utilized the nearly $4.8 million of FY 2017-2018 Capital Fund (CFP) HUD allocation to rehabilitate public housing developments.

Capital Investments

Summaries of the Housing Authority's expenditures and geographic distribution of developments are shown in Tables 39 and 40.

Table 39: HACoLA Public Housing Rehabilitation Expenditures		
FY 17-18 Capital Budget	$4,794,554	+0.02% from FY 16-17
Anticipated FY 18-19 Capital Budget	$4,800,000	+0.1% from FY 17-18
Senior Units Avg. Cost per Unit	$184,935	
Large Family Units Avg. Cost per Unit	$214,611	
Other Units Avg. Cost per Unit	$171,205	

Table 40: HACoLA Owned Affordable Housing Developments		
	Developments*	**Affordable Homes**
SD 1	10	677
SD 2	38	409
SD 3	10	634
SD 4	5	1,104
SD 5	5	405
County	**68**	**3,229**

*Includes scattered sites developments.

HACoLA Rental Subsidies

HACoLA administers multiple vouchers programs short- and long-term assistance for more than 56,000 low-income individuals, veterans, people experiencing homelessness, transition-age you, homeless and at-risk veterans, seniors, and disabled persons, as well as the Department of Children and Family Services (DCFS) Family Unification Program, as shown in Table 41. The vast majority of the Authority's voucher households (87%) are participants in the Housing Choice Voucher (HCV) program. Tables 42 and 43 describe households that received rental subsidies in 2017 and those that are currently on the waitlist.

In 2017, almost 24,000 households were served by HACoLA.[50] Exits from voucher programs in 2017 occurred for the following reasons and are summarized in Table 44:

- The majority of exits from the traditional Section 8 programs, HCV tenant- and project-based, were due to voucher holders moving and being unable to find new housing that was affordable and managed by landlords willing to accept vouchers within the time frame allowed by the Housing Authority.[51]
    - HCV, both tenant- and project-based, exits also often resulted from death, and self-termination;
    - In the Veteran Affairs Supportive Housing (VASH) program, the most common reason for exit was program violation[52], followed by self-termination;
    - S+C/CoC program participants primarily left the program; and
    - DCFS Family Unification exits were due to voucher expiration, program violation, or self-termination.

[50] In general, when households leave voucher programs, their vouchers remain in the program and become available to other households in need of rental assistance.
[51] HACoLA allows 60 days to find a new home, although it allows extensions for up to 180 days upon request.
[52] 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.

Table 41: Tenants Served by HACoLA Voucher Programs in 2017*								
	Vouchers Allocated	Households Served	Individuals Served	Avg. Monthly Cost per HH	Avg. Monthly Cost per Individual	Disabled Persons Served	Elderly Persons Served	Families with Children Served
HCV (Tenant) Program	21,365	20,148	49,398	$923	$376	11,634	9,012	7,842
HCV (Project-Based) Program	715	723	1,755	$962	$396	348	298	275
VASH (Tenant) Program	1,664	1,614	2,554	$913	$577	686	547	272
VASH (Project-Based) Program	90	100	101	$610	$604	53	40	0
S+C/CoC Program	1,196	1,160	2,197	$1,035	$546	1,209	202	338
Section 8 Family Unification Program (DCFS)	250	217	883	$1,071	$263	82	11	181
Total	**25,280**	**23,962**	**56,888**	N/A	N/A	**14,012**	**10,110**	**8,908**

*Turnover of voucher recipients may cause one voucher to house more than one households 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 voucher allocation.

Table 42: HACoLA 2017 New Admissions*	
	# of Households
Elderly	88
Disabled	186
Single Member Households	225
Families	198
Total Admitted	**423**

*Households can fall into more than one category so totals may not sum.

Table 43: HACoLA HCV Waiting List*	
	# of Households
Elderly (Head of Household only)	9,094
Disabled (Head of Household only)	6,146
Disabled (Head of Household or Spouse)	11,880
Single Member Household	15,180
Families	24,801
Total	**39,981**

*As of January 31, 2018. Households can fall into more than one category so totals may not sum.

Table 44: HACoLA Tenant Reasons for Leaving Voucher Programs in 2017				
	HCV Program*	VASH Program*	S+C/CoC Program	Section 8 Family Unification Program
Deceased	242	26	19	0
End of Program	36	0	48	0
Ineligible for Program	1	0	0	0
Program Violation	150	72	28	3
Self-Termination	219	50	12	3
Voucher Expired	411	40	13	10
Self-Sufficient	69	13	0	0
Total	**1,128**	**201**	**120**	**16**

*Reflects tenant- and project-based vouchers.

Section 4. Neighborhood Accessibility and Vulnerability

The analysis in this section draws on the following geographic criteria, each of which is relevant to County policy regarding production and preservation of affordable housing.

Gentrification and Displacement Risk. Low-income people in traditionally working class neighborhoods undergoing gentrification face higher risk of displacement from their homes than in other areas.[53] The analysis in this section uses a methodology developed by researchers at UCLA for identifying socioeconomically disadvantaged neighborhoods in Los Angeles County that experienced gentrification between 2000 and 2013, based on whether they experienced faster changes in the following areas relative to County-level trends during the same period: 1) the percentage point increase in college educated population; 2) the percentage point increase non-Hispanic white population; 3) absolute value increase in median household income; and 4) the absolute value increase in gross rent.[54] This methodology was developed as part of an inter-university initiative with researchers at UC Berkeley and Portland State called the Urban Displacement Project, whose work has been widely referenced in State and local policy around California as a model for tracking gentrification and assessing displacement risk.

We use UCLA's methodology to determine how much of the County's at-risk affordable developments are located within or near gentrified areas, and whose loss would thus contribute to patterns of displacement of low-income people from increasingly resource- and amenity-rich gentrifying areas.

Transit Access. Low-income households are more dependent on public transportation than higher income households and are also less likely to drive when they live near transit stations.[55] Gentrification and displacement patterns, which are concentrated in transit-oriented neighborhoods, puts low-income households at risk of losing access to transit over time. To capture transit-oriented areas in Los Angeles County, this analysis uses the Southern California Association of Government's (SCAG) 2040 High Quality Transit Areas (HQTA) in the County, as directed by the Board-approved Template.[56]

We use SCAG's HQTA definition to determine how much of the County's at-risk affordable developments are in transit-rich areas, and whose loss would thus contribute to patterns of low-

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[53] Zuk, Miriam, et al. 2015. *Gentrification, Displacement and the Role of Public Investment: A Literature Review.* March 3. Website: http://www.urbandisplacement.org/sites/default/files/images/displacement_lit_review_final.pdf.
[54] University of California, Berkeley and University of California, Los Angeles. 2017. *Developing a New Methodology for Analyzing Potential* Displacement. Prepared for the California Air Resources Board and the California Environmental Protection Agency. Website: https://www.arb.ca.gov/research/apr/past/13-310.pdf.
[55] 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.
[56] SCAG defines High Quality Transit Areas as being within 1/2-mile of stations with service every 15 minutes or less during peak commute times, including both fixed guideway transit ad bus rapid transit. This definition is consistent with State housing program, except in that the criteria for defining proximity to transit stations varies somewhat across programs; for example, regulations for awarding Tax Credits defines proximity as 1/3-mile, while other State programs (like SCAG) use 1/2-mile.

income people losing convenient access to transit in the County.

Access to Opportunity. Neighborhoods have been shown to have independent, causal effects on a range of life outcomes. Place-based factors such as local schools and exposure to environmental harm have particularly severe consequences for low-income children's educational attainment and long-term economic prospects.[57] This analysis uses "opportunity maps" that TCAC and HCD developed in 2017 to inform new policies designed to incentivize more new construction, family-targeted affordable rental housing to be located in higher-resource neighborhoods, as part of its obligation under the federal Fair Housing Act to Affirmatively Further Fair Housing. Tracts in each regional map are assigned to one of four categories (Highest resource; High resource; Moderate resource; Low resource) based on regionally derived index scores based on 16 evidence-based indicators, and to one category (High Segregation and Poverty) if they are both racially segregated and at high-poverty.[58] The TCAC Opportunity Maps are only relevant to family-targeted housing, so our access to opportunity analysis does not include non-family developments.

We use the TCAC Opportunity Maps for two purposes: 1) to determine how much of the County's at-risk family affordable homes are located in Highest and High resource areas, the loss of which would contribute to patterns of segregation and unequal access to opportunity in the County because they would be difficult and costly to replace; and 2) to document the degree to which Large-Family, New Construction developments awarded 9% Low Income Housing Tax Credits (LIHTCs) have provided access to Highest and High resource areas for low-income families in the County, in light of new TCAC regulations that will incentivize these developments to be located in these areas starting in 2019.

Existing Affordable Housing Inventory Relative to Geographic Criteria

This section describes the distribution of portions of the existing inventory of affordable housing in Los Angeles County relative to the geographic criteria described above.

Transit Access and Displacement Risk

Figure 6 on the following page shows the existing inventory of at-risk affordable housing in the County—as described in Section 2 of this Report—overlaid on HQTAs and tracts that gentrified from 2000 to 2013.

Summary statistics of affordable homes in at-risk developments relative to transit access and gentrification are shown in Table 45.

[57] See, for example: Sard, Barbara and Douglas Rice. 2016. "Evidence Shows That Neighborhoods Affect Children's Well-Being and Long-Term Success" in *Realizing the Housing Voucher Program's Potential to Enable Families to Move to Better Neighborhoods*. Website: https://www.cbpp.org/sites/default/files/atoms/files/11-9-15hous.pdf.

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

Figure 6. Proximity of At-Risk Affordable Housing to Transit and Gentrification

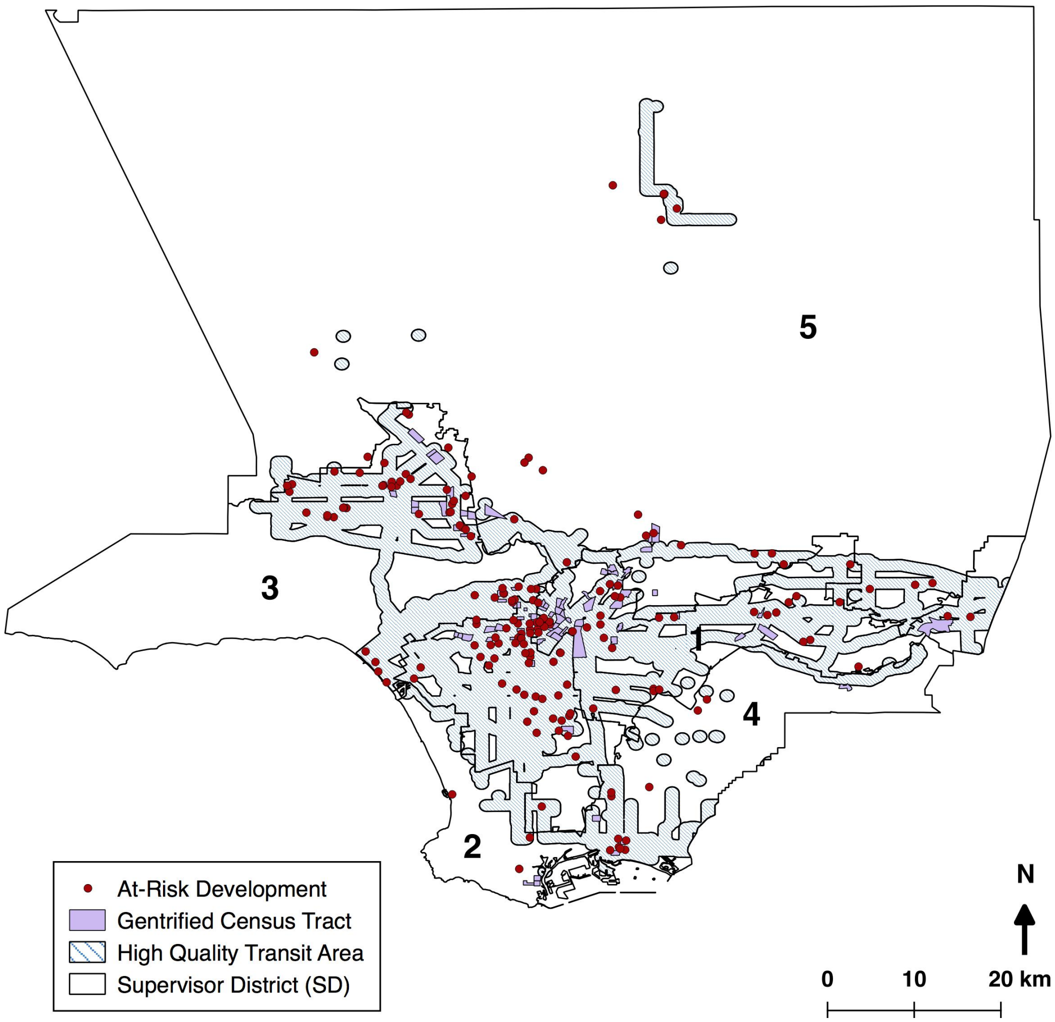


Table 45: Proximity of At-Risk Affordable Homes to Transit and Gentrification							
	Total At-Risk Homes	Within a HQTA		Within or less than ½-mile from a Gentrified Tract		Both HQTA + Gentrified Tract	
	#	#	%*	#	%*	#	%*
SD 1	2,603	2,354	90%	1,245	48%	1,197	46%
SD 2	3,101	3,096	100%	1,300	42%	1,300	42%
SD 3	3,423	3,275	96%	1,054	31%	1,054	31%
SD 4	1,022	633	62%	245	24%	245	24%
SD 5	1,290	651	50%	25	2%	0	0%
County	11,439	10,009	87%	3,869	34%	3,796	33%

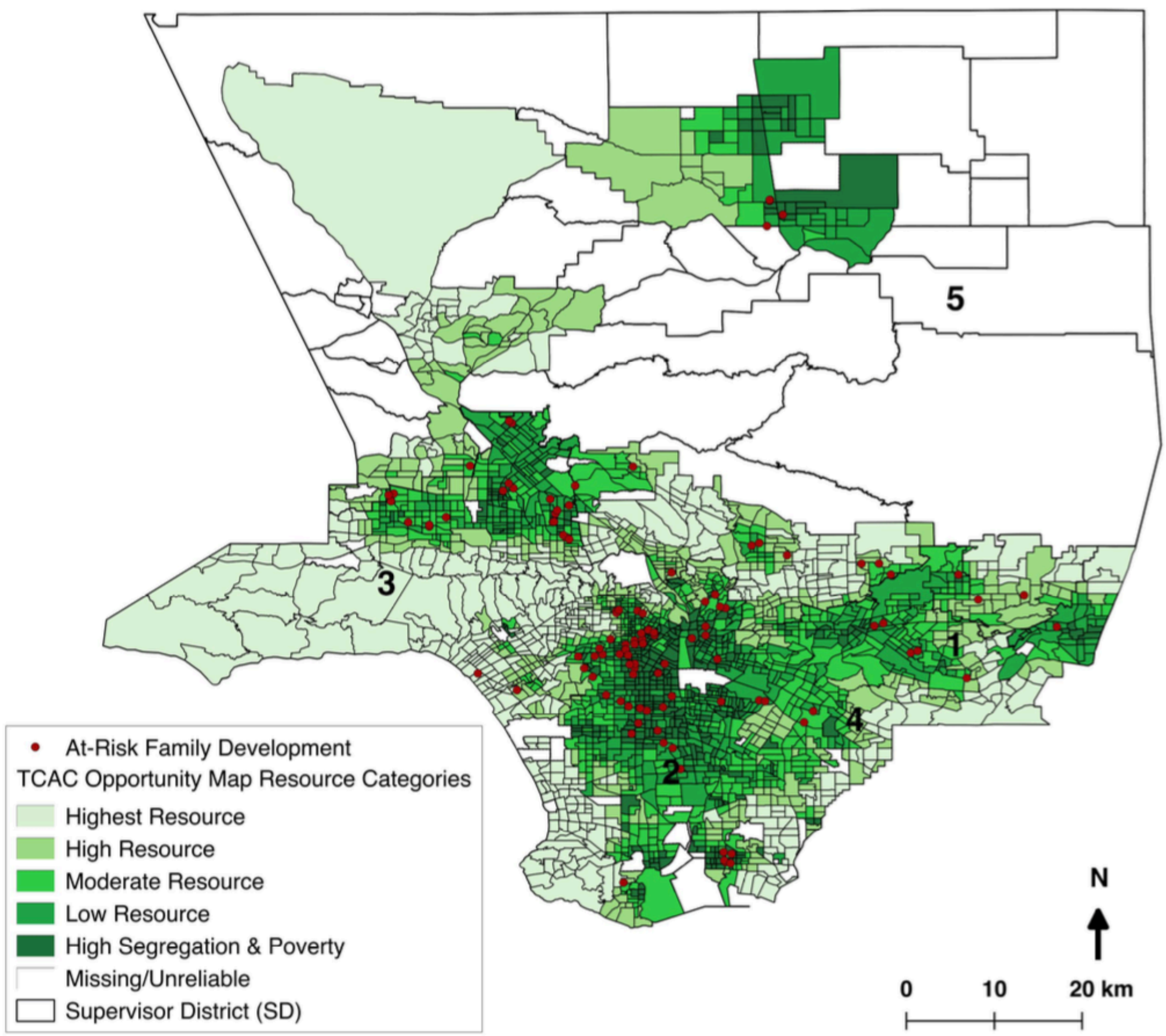
*Percentage of at-risk homes in SD.

Although only 90 (10%) of 932 socioeconomically disadvantaged tracts in Los Angeles County gentrified between 2000 and 2013, 34% of at-risk affordable homes in the County are located within ½-mile of a tract that gentrified during this period. Further, 10,009 (87%) of at-risk homes are located within a HQTA, and 33% are located in both HQTAs and within a ½-mile of a tract that gentrified. Most of these homes are concentrated in Supervisorial Districts 1 and 2, and the share of at-risk homes in transit-rich, gentrifying areas is highest in these districts. Losing this stock of affordable homes would contribute to patterns of displacement of low-income people from the County's increasingly high-cost transit-rich and gentrifying areas.

Access to Opportunity

At-Risk Homes. Figure 7 shows the existing inventory of at-risk, family-targeted affordable housing relative to the TCAC Opportunity Map for Los Angeles County.

Figure 7. At-Risk Family Developments and Access to Opportunity



The distribution of at-risk, family-targeted affordable housing relative to the TCAC Opportunity Map for Los Angeles County is shown in Table 46.

Table 46: Affordable Homes in At-Risk Family Developments Relative to TCAC Opportunity Map

	Affordable Homes	High Segregation & Poverty		Low Resource		Moderate Resource		High Resource		Highest Resource	
	#	#	%*	#	%*	#	%*	#	%*	#	%*
SD 1	1,067	548	51%	291	27%	140	13%	88	8%	0	0%
SD 2	1,859	1,016	55%	583	31%	210	11%	50	3%	0	0%
SD 3	1,444	367	25%	616	43%	367	25%	70	5%	24	2%
SD 4	323	50	15%	23	7%	34	11%	216	67%	0	0%
SD 5	704	80	11%	31	4%	445	63%	148	21%	0	0%
County	**5,397**	**2,061**	**38%**	**1,544**	**29%**	**1,196**	**22%**	**572**	**11%**	**24**	**0.4%**

*Percentage of affordable homes in SD.

Only 596 (11%) of the County's 5,397 at-risk, family-targeted affordable homes are located in High Resource or Highest Resource areas, which are defined in the TCAC Opportunity Map as those neighborhoods whose characteristics and resources are most supportive of low-income children's development and long-term economic mobility. Although 11% is a small share of the total universe of at-risk, family-targeted homes, High and Highest Resource areas are often high-cost and contain few rental homes that are affordable to low-income families with children (SD-level maps are included in Appendix C).

Losing any affordable homes for families in these areas would contribute to broader patterns of segregation and unequal access to opportunity in the County because they would be difficult and costly to replace—and as such, would be worth targets for any County dollars allocated for preservation. The same may also be true of the 1,008 at-risk, family-targeted affordable homes in tracts identified as Moderate Resource in the TCAC Opportunity Map, since some of these neighborhoods are likely be experiencing rises in rental housing prices that could make them increasingly out of reach for low-income families.

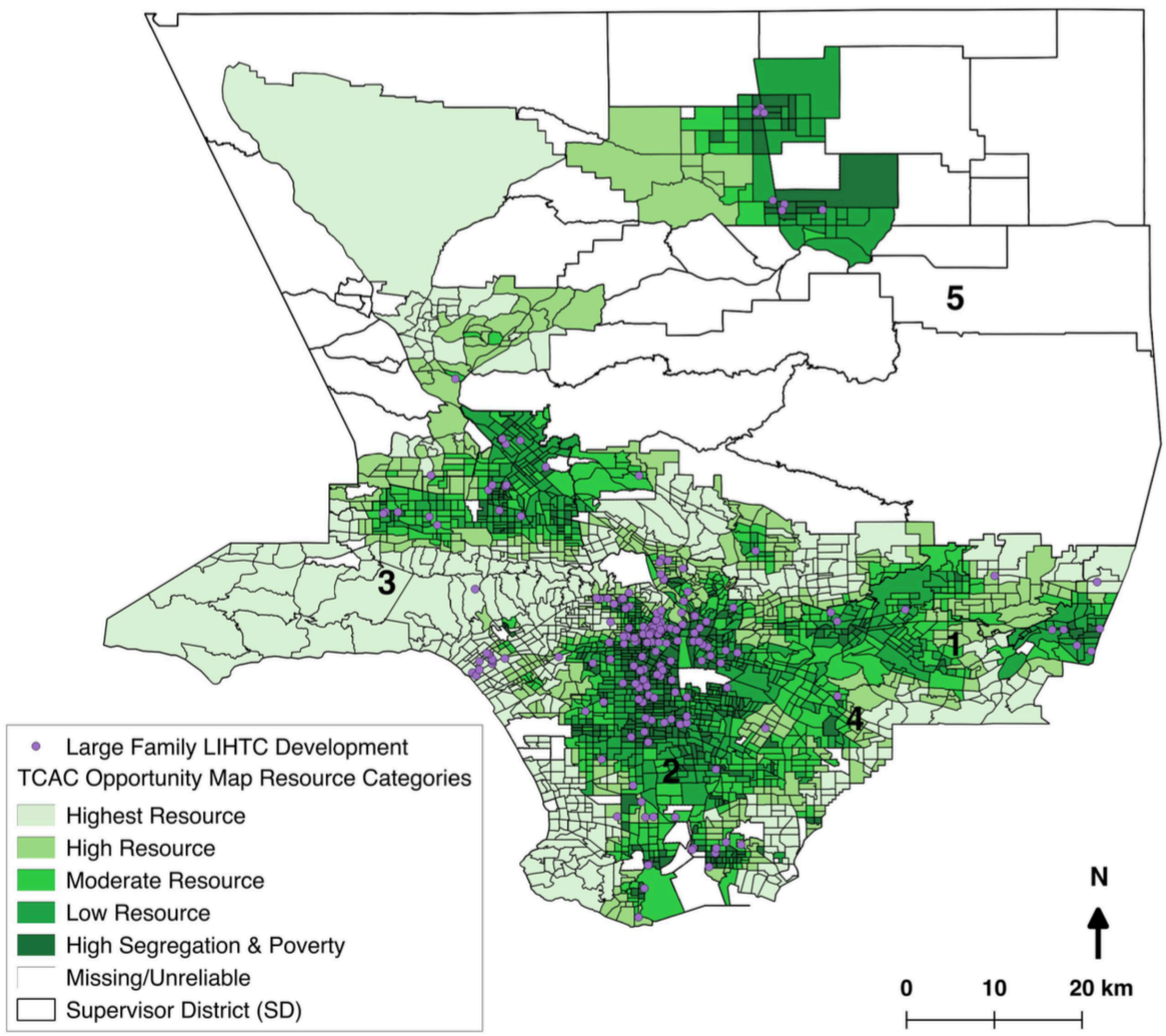
New Regulations for 9% LIHTCs: In an effort to increase access to opportunity and offer a more balanced set of choices to low-income families, TCAC adopted new regulations that will go into effect in 2019 that will incentivize Large-Family, New Construction developments applying for 9% LIHTCs to be located in areas identified in the TCAC Opportunity Map as High

Resource and Highest Resource, with the greatest incentive to be located in Highest Resource areas.[59]

The historical distribution of Large-Family, New Construction developments awarded 9% LIHTCs in Los Angeles County relative to the TCAC Opportunity Map can be instructive for documenting the degree to which local development patterns have provided access to opportunity for low-income families, in light of the new TCAC regulations referenced above.

Figure 8 shows the existing inventory of Large-Family, New Construction developments that were awarded 9% LIHTCs between 2003 and 2017 (SD-level maps are included in Appendix C of this Report).

Figure 8. Large-Family, New Construction Developments Awarded 9% LIHTCs (2003-2017) and Access to Opportunity



[59] TCAC regulations adopted December 13, 2017: http://www.treasurer.ca.gov/ctcac/programreg/2017/20171213/clean.pdf.

These developments are heavily concentrated in areas defined as Low Resource and High Segregation & Poverty, primarily in Downtown and South Los Angeles, with clusters in other parts of the County. The only concentration of development in areas defined as High Resource or Highest Resource is in Santa Monica. The distribution of affordable homes in Large-Family, New Construction 9% LIHTC developments relative to the TCAC Opportunity Map is shown in Table 47.

Table 47: Affordable Homes in Large-Family, New Construction Developments in Los Angeles County Awarded 9% LIHTCs (2003-2017) Relative to TCAC Opportunity Map

	Affordable Homes	High Segregation & Poverty		Low Resource		Moderate Resource		High Resource		Highest Resource	
	#	#	%*	#	%*	#	%*	#	%*	#	%*
SD 1	3,717	2,045	55%	982	26%	374	10%	241	6%	75	2%
SD 2	2,849	1,904	67%	270	9%	502	18%	153	5%	20	1%
SD 3	2,091	450	22%	455	22%	266	13%	165	8%	755	36%
SD 4	1,045	755	72%	0	0%	79	8%	211	20%	0	0%
SD 5	1,172	296	25%	270	23%	119	10%	487	42%	0	0%
County	**10,874**	**5,450**	**50%**	**1,977**	**18%**	**1,340**	**12%**	**1,257**	**12%**	**850**	**8%**

*Percentage of affordable homes in SD.

Table 47 shows that affordable homes in Large-Family, New Construction 9% LIHTC developments in Los Angeles County are heavily concentrated (68%) in areas identified as Low Resource and High Segregation and Poverty, which the TCAC map defines as having the fewest resources available to support low-income children's development and long-term economic mobility. Meanwhile, only 19% of these homes are located in tracts categorized as High Resource or Highest Resource, which are defined in the TCAC map as the top 40% of tracts in the County according to their opportunity index scores.

These data suggest the distribution of Large-Family, New Construction 9% LIHTC developments in the County does not provide low-income families a balanced set of choices, and only offers limited access to higher-resource neighborhoods. It should be noted, however, that the concentration of homes in lower-resource, high-poverty neighborhoods is in part due to past and current State and local policies that have encouraged development of family housing in these areas as part of broader community development efforts,[60] and also because of barriers that developers face in developing affordable housing in more affluent, low-density areas that are often resistant to affordable housing and have fewer parcels zoned for multifamily housing.

Moving forward, however, proposed developments in areas designated as High Resource and Highest Resource on the TCAC Opportunity Map will be significantly more competitive for 9% LIHTCs under TCAC's new regulations that will go into place in 2019.

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[60] Examples have included:1) local redevelopment agencies, which were dissolved when the State ended the redevelopment program in 2011; and 2) TCAC regulations that incentivized affordable developments to be part of revitalization efforts, which the agency scaled back in recent years.

Section 5. Recommendations

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

The recommendations in this year's Report focus on additional efforts the County could make to serve the lowest income non-special needs households, increasing access to opportunity for low-income families, implementing a strategy to preserve at-risk properties, and other areas. They are intended to complement current County affordable housing initiatives, such as the existing NOFA and Measure H, which appropriately focus on creating permanent supportive housing and services for homeless and other special needs households-and to maximize the efficiency of the County's new investments to meet the need for priority populations who are under-served relative to their need for affordable homes, such as the lowest income households who experience the highest cost burden and are at risk of becoming homeless.

1. Create a Shallow Project-Based Operating Subsidy for Non-Special Needs Households with Incomes Below 30% of Area Median Income

The County recently revised its NOFA to make affordable rental homes serving non-special needs households up to 50% of AMI eligible for County funding, with a maximum ratio of 3:1 special needs to non-special needs County-funded homes within developments. This new category of eligible County-funded homes will allow for a mix of low-income household types to be served in a single development and will help address the need identified by this Report to serve non-special needs VLI households. However, developers and owners still lack the ability or any meaningful incentive to serve non-special needs households with incomes lower than 30% of AMI in County-funded units who lack access to or are not eligible for existing rent or operating subsidies and therefore represent a financial burden to property owners who accept them. These households include individuals on Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI), whose incomes fall between 15% and 20% of AMI.

Accordingly, this Report recommends that the County create a Shallow Project-Based Operating Subsidy (SPOS) to enable developers and owners of affordable housing to more easily serve non-special needs DLI and ELI households, including targeted populations that would not otherwise qualify as special needs under existing County programs such as non-homeless veterans and seniors with incomes below 30% of AMI who lack rent or operating subsidies. These households are eligible for general low-income homes funded by the County NOFA, but they are unable to afford rents sufficient to cover the operating expenses of the homes they wish to occupy that are targeted to households at 50% of AMI (the current max allowable household income for these units) without spending more than half their income on rent and utilities, which is the definition of severe cost burden and a risk factor for homelessness.

The SPOS is not intended to replace the costlier market-based rent subsidy used by developers to leverage private debt, such as HUD Section 8 Project-Based Rental Assistance or Project-Based Vouchers. Rather SPOS rents would be sized to cover only the difference between the affordable rent for the household and payments sufficient to cover prorated operating and reserve payments using 50% of AMI rents as a rough proxy. To ensure that SPOS is accepted as an under-writable commitment by the lenders and LIHTC investors providing financing for these developments, it would be structured as a capitalized sinking fund reserve covering a period of years sufficient such that owners would be unlikely to have to evict a SPOS household due to inability to pay rent after the expiration of the SPOS commitment. In this way, the SPOS would make it financially feasible for developers and owners to serve these non-special needs ELI and DLI households in a financially feasible and sustainable manner.

Notwithstanding the public policy benefits outlined above, providing long-term SPOS commitments would be an expensive proposition. Accordingly, this Report recommends that the County weigh the opportunity cost of serving non-special needs ELI and DLI households through the SPOS with its other funding priorities. Table 48 below provides total per-unit cost estimates for funding SPOS for different assumed income levels and subsidy durations assuming a two-bedroom unit, 2% annual increases in household income, 3% annual increases in expenses, and a 3% return on investment rate to the County assuming the full amount of SPOS funds are set aside in year 1 as would typically be required by lenders and investors in these affordable housing developments.

Table 48: Capitalized SPOS Requested Per Unit by Duration (Year 1 Dollars)

	Duration of Shallow Subsidy		
	5 Years	10 Years	15 Years
Total Subsidy: DLI (15% AMI)	$44,958	$87,776	$ 128,555
Total Subsidy: DLI (20% AMI)	$38,544	$75,253	$110,214
Total Subsidy: ELI (30% AMI)	$25,715	$50,207	$73,532

Table 49 below provides estimates of the number of non-special needs households that could be served under the SPOS under different funding amounts, which the County can use to inform its decision on what the maximum amount (or share) of NOFA funding should be for this purpose. This modeling assumes the households served average 20% of AMI living in a two-bedroom unit, and that the duration of the subsidy is 10 years.

Table 49: Number of Households Served Based on NOFA Funding Provided for SPOS			
	NOFA Funding Needed Assuming 10-Year Commitment		
	$2.5 million	$5 million	$10 million
DLI/ELI Households Supported	33	66	133

2. Increase Access to Opportunity for Low-Income Families with Children

As described in Section 4, only 19% of affordable homes in Large-Family, New Construction developments that were awarded 9% LIHTCs from 2003 to 2017 in Los Angeles County have been located in High Resource and Highest Resource areas defined by the State TCAC Opportunity Map as the top 40% of tracts in the County according to their relative score in an index of 16 evidence-based indicators of opportunity and upward mobility.[61]

The County should consider creating new NOFA incentives to encourage family-targeted affordable developments to be located in neighborhoods whose resources and opportunities, as defined in the TCAC Opportunity Map, are particularly supportive of child development and upward mobility for low-income families.

Adjustments to the NOFA could include:

- Increasing NOFA subsidies to pay for typically higher per-bedroom costs in these areas;
- Awarding additional NOFA points for properties located in these areas; and
- Reducing the ratio of special needs units to non-special needs units required in developments seeking to serve families in these areas.

To ensure the competitiveness of County-funded family developments in the regional competition for 9% LIHTCs, the County should also align its geographic criteria with TCAC's Opportunity Map for Los Angeles County, in light of TCAC's new incentives in its regulations for Large-Family New Construction developments to be located in tracts identified as High Resource and Highest Resource in these maps.

3. Implement a Comprehensive Strategy to Preserve At-Risk Properties

As described in Section 2, 11,439 affordable homes in the County are at risk of converting to market rate within the next five years. The average cost to local government of replacing affordable homes lost to the market is upward of $150,000 per home (meaning a cost of $1.7 billion to replace all at-risk homes), not to mention the monetary and other costs of tenants who could lose their homes if these properties are not preserved. For this reason, the County should create and implement a comprehensive preservation strategy to preserve at-risk properties.

[61] For a description of the TCAC Opportunity Maps, see Section 4 of this Report as well as the TCAC website: http://www.treasurer.ca.gov/ctcac/opportunity.asp.

Proposed strategy components are described below, some of which the County has begun to implement based on recommendations in last year's Report.

3(a) Provide Gap Funding to Preserve At-Risk Properties

Given the need for preservation described above, the County should make capital gap funding needed to preserve and rehabilitate at-risk properties eligible for funding under the NOFA. To ensure balance between preservation of at-risk properties and existing priorities, the County should cap the share of total funds available for this purpose. Table 50 below provides estimates for the number of at-risk homes that could be preserved under different NOFA funding amounts, which the County can use to inform its decision on what the maximum amount (or share) of NOFA funding should be available for this purpose. This modeling assumes an average per-unit subsidy needed of $67,000, which is two thirds of the $100,000 per-unit funding amount for non-special needs units in the NOFA.[62]

Table 50: Number of At-Risk Homes Preserved Based on NOFA Funding Provided

	Annual NOFA Funding Provided		
	$5 million	$10 million	$15 million
At-Risk Affordable Homes Preserved	75	149	224

Making capital gap funding available through the County NOFA is critical for Qualified Entities (organizations that own at least three LIHTC developments, as defined by the State's Preservation Notice Law, Government Code Section 65863.10-.13) to have the resources needed to make bona fide offers on at-risk properties, which would trigger the protections now available to at-risk properties under newly passed State law AB1521, which requires the owner to either sell to the Qualified Entity at fair market value or maintain the property as affordable for five years.

3(b) Develop Priorities for Preservation Assistance

Beyond adopting the basic definition of "at-risk" used by TCAC, the County should develop a prioritization system in the event that multiple at-risk properties seek funding from the same NOFA. A number of factors determine which developments are most at risk of converting to market. Among them are the expiration date of covenants limiting rents and tenant incomes, the expiration date of Section 8 contracts, the nature of the owner (for-profit vs. nonprofit), the owner's tax situation and estate planning needs, property condition, and the property's location.

[62] This ratio is consistent with data from the State Multifamily Housing Program's (MHP) showing that acquisition/rehabilitation developments needed two thirds the per-unit subsidy compared to new construction.

In addition to considering the above criteria, the County should use the following geographic considerations to give highest priority for NOFA funding to at-risk properties in neighborhoods that are increasingly out of reach for low-income households:

- **At-risk properties in transit-rich and gentrifying areas.** As described in Section 4, 33% of the County's at-risk homes are located in these areas. Preserving these properties would help low-income households remain in their homes in areas where the risk of permanent displacement is particularly high. Losing at-risk affordable homes in these areas would accelerate existing patterns of displacement of low-income people from the County's increasingly high-cost transit-rich and gentrifying neighborhoods.
- **Family-targeted at-risk properties in higher resource areas**. As described in Section 4, 11% of the County's family-targeted at-risk homes are in High Resource tracts and 22% of these homes are in Moderate Resource tracts, as defined in the TCAC Opportunity Map for Los Angeles County. Preserving these properties would help low-income families remain in their homes in resource-rich areas where opportunities for low-income families to live are particularly scarce. Losing at-risk affordable homes for families in these higher resource areas would further patterns of unequal access to opportunity in the County because these homes would be difficult and costly to replace.

The County should weigh the likely higher per-unit costs associated with preserving the at-risk properties described above with the benefits of doing so, as well as with other County funding priorities.

3(c) Hire a Preservation Coordinator and Create a Preservation Database

As recommended in last year's Report, and again by the CEO in its March 7, 2018 memo to the Board, the CDC should move forward with hiring a Preservation Coordinator within the CDC. The Preservation Coordinator would be tasked with developing the infrastructure to proactively track and monitor the risk of conversion to existing affordable rental housing and have lead responsibility for the following activities:

- Work with the State to develop and implement new Guidelines for the expanded State Preservation Notice Law as mandated by the passage of AB 1521 in 2017;
- Collect information from housing authorities on all properties with project-based voucher contracts not otherwise in the database;
- Develop (or obtain access to) and maintain a comprehensive database of all affordable housing in the County beginning with the CHPC's existing federal and State funding data and then adding data on tax exempt bond- and redevelopment-financed properties as well as all inclusionary affordable housing; and
- Annually analyze the risk of conversion to the highest risk properties by:
  - Developing (or obtaining) a risk assessment methodology for the database; and
  - Developing a relationship with asset managers in the HUD and State Treasurer and HCD offices to obtain early warning of potential conversions.

    - Contacting owners of the highest risk properties to determine their intentions and explore preservation options.
- Coordinate with the City of Los Angeles to ensure consistency of the most important data fields in its preservation database.

3(d) Provide Tenant Assistance

As recommended in last year's Report, the County should coordinate with the City to provide legal services, training, and organizing support to tenants living in at-risk properties, as the City has done and as HUD did through the Tenant Resources Network program from 2012 to 2014. Assistance for tenants living in at-risk properties should include:

- Conducting outreach to tenants in identified at-risk properties and educating them about different options for preserving their affordable housing;
- Connecting tenants to nonprofit State-registered Qualified Entities in their area to acquire and preserve the property; and
- Providing legal and other assistance to tenants to improve their housing stability (e.g., education on tenants' rights).

3(e) Adopt a Ground Lease First Policy

One of the most frustrating situations is when local government is asked to subsidize the preservation of an affordable housing property that was previously subsidized by the same local government. To prevent the possibility of this occurring in Los Angeles County, the County should develop and adopt a Ground Lease First Policy under which the County (or the City) would acquire ownership of the land in situations where the combined amount of the local government funding exceeds the appraised value of the land (separate from the value of the buildings). The County (or City, if it provides more funding) would take title to the land in escrow simultaneous with the Qualified Entity taking title to the buildings and simultaneously execute a renewable long-term ground lease, which gives the County the right to step in to preserve affordability should the owner or lenders move to end it for any reason without having to pay to purchase the property again.

3(f) Provide Flexible Emergency Assistance to Tenants

As recommended by the CEO in its March 7, 2018 memo to the Board, the CDC's new Preservation Coordinator should explore the feasibility of providing flexible emergency assistance to tenants in at-risk properties who face high short-term risk of displacement or need critical repairs. This assistance would be targeted to ELI tenants in nonprofit-owned developments with fewer than 30 units that aren't competitive for LIHTCs and do not generate sufficient income to qualify for conventional financing.

4. Align the NOFA with City of Los Angeles Linkage Fee Funding Priorities

The County should align its NOFA with the City of Los Angeles's Linkage Fee funding priorities- such as those which relate to income targeting and preservation strategies—so that developers working in both County and City systems can access both sets of resources with as little friction as possible. Aligning with City funding priorities would also enable greater leveraging and more efficient use of County resources. The City has not yet finalized its Linkage Fee funding priorities, so the County should track these priorities as the City finalizes them over the coming months.

Glossary

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

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

Affordable and Available Unit – a home with 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.

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

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

At-Risk Properties – affordable housing properties that are nearing the end of their affordability restrictions and/or project-based subsidy contract and may convert to market-rate 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 commitment to ending homelessness by funding efforts to rehouse homeless individuals and families, promote access and increase utilization of existing programs, and optimize self-sufficiency of those experiencing homelessness. CoC was authorized by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) and is a consolidation of the former Supportive Housing Program (SHP), Shelter Plus Care (S+C) Program, and the Section 8 Moderate Rehabilitation Single Residence Occupancy (SRO) Program.

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

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

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

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

Gap (or Shortfall) Analysis – a comparison of the number of households in an income group to the number of homes affordable and available to them at 30% or less of their income; "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

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

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

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

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

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

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

Housing 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.

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

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

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

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

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

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%-120% of Area Median Income.

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 property rather than attached to a tenant. The PBV Program partners with developers and service providers to create housing opportunities for special populations such as the homeless, elderly, disabled, and families with mental illness.

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

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) – Rapid Rehousing (RRH) programs provide limited term rental subsidies that aim to quickly house people experiencing homelessness 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% of their income) and the market rent. Eligibility it determined by the household's annual gross income and family size and the housing subsidy is paid directly to the landlord.

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

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

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

Southern California Association of Governments (SCAG) – a Joint Powers Authority that serves as the Metropolitan Planning Organization (MPO) for Imperial County, Los Angeles County, San 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 (HEARH Act) into the Continuum of Care (CoC) Program.

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

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

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

Appendix A. County and Supervisorial District Gap and Cost Burden Analyses

Los Angeles County Rental Home by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by LI	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	665	15,521	16,652	8,664	8,552	4,787	6,229	61,070
Affordable to ELI	1,785	16,645	48,100	9,825	6,128	2,653	2,513	87,649
Affordable to VLI	8,177	27,887	57,160	48,738	35,728	17,705	11,041	206,436
Affordable to LI	27,962	68,847	150,190	176,929	187,429	125,257	84,199	820,813
Affordable to Moderate Income	18,741	35,576	48,253	67,006	89,855	100,889	155,879	516,199
Affordable to Above Moderate Income	15,398	12,876	9,532	9,673	17,173	28,828	110,514	203,994
Total	72,728	177,352	329,887	320,835	344,865	280,119	370,375	1,896,161
2016 PUMS[1] based analysis with HUD Income Levels and DLI prepared by CHPC.								

Los Angeles County Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	LI	Moderate Income	Above Moderate Income	Total
Households within Income Category	177,352 (8%)[2]	329,887 (11%)	320,835 (-1%)	344,865 (-1%)	280,119 (0.2%)	370,375 (-2%)	1,823,433 (2%)
All Households at or below Threshold Income	177,352	507,239	828,074	1,172,939	1,453,058	1,823,433	1,823,433
Rental Homes "Affordable and Available" to Income Group and Below	16,186	99,368	259,819	921,584	1,432,306	1,896,161	1,896,161
Cumulative Surplus or Deficit of Affordable Rental Homes*	- 161,166 (8%)[3]	- 407,871 (9%)	- 568,255 (3%)	- 251,355 (-7%)	- 20,752 (19%)	72,728 (-0.1%)	72,728 (-0.1%)
*The surplus or deficit includes homes occupied by a household at or below the income threshold of the income group. 2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.							

[1] ACS 1-year Public Use Microdata Sample (PUMS). 2016. U.S. Census Bureau. https://www.census.gov/programs-surveys/acs/data/pums.html.
[2] Percentage change from 2015 to 2016.
[3] Percentage change from 2015 to 2016.

Los Angeles County Renter Households - Cost Burdens by Income Group[4]							
	Total Households	Not Cost Burdened (less than 3*0% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	177,352	6,566	4%	6,690	4%	**164,096** (8%)[5]	**93%**
Extremely Low	329,887	35,646	11%	56,213	17%	**238,028** (9%)	**72%**
Very Low	320,835	43,397	14%	138,029	43%	**139,409** (5%)	**43%**
Low	344,865	148,886	43%	154,570	45%	**41,409** (-16%)	**12%**
Moderate	280,119	198,704	71%	70,029	25%	**11,386** (17%)	**4%**
Above Moderate	370,375	339,404	92%	29,956	8%	**1,015** (-33%)	**0.3%**
All Income Groups	1,823,433	772,603	42%	455,487	25%	**595,343** (5%)	**33%**
2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.							

SD 1 Rental Home by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by LI	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	4	3,950	3,616	1,806	1,810	1,126	700	13,011
Affordable to ELI	501	3,847	11,449	2,536	1,069	607	343	20,352
Affordable to VLI	1,789	6,341	14,720	14,784	9,572	3,945	2,810	53,962
Affordable to LI	4,235	12,830	34,558	44,527	43,695	23,323	12,591	175,757
Affordable to Moderate Income	1,739	2,719	5,982	7,274	13,385	12,738	15,366	59,204
Affordable to Above Moderate Income	1,323	1,611	1,007	704	1,421	2,835	10,365	19,267
Total	9,590	31,298	71,331	71,633	70,952	44,573	42,176	341,553
2015-2016 PUMS based analysis[6] with HUD Income Levels and DLI prepared by CHPC.								

[4] As previously noted, cost burden for each income group is based on that income group's household income relative to the amount of income allocated towards housing costs. Households that spend more than 30% or 50% of their incomes on rent and utilities are considered cost burdened and severely cost burdened, respectively.
[5] Percentage change from 2015 to 2016.
[6] This analysis is calculated derived from an average based on two-years PUMS data collected in 2015 and 2016.

SD 1 Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	LI	Moderate Income	Above Moderate Income	Total
Households within Income Category	31,298	71,331	71,633	70,952	44,573	42,176	331,962
All Households at or Below Threshold Income	31,298	102,628	174,261	245,213	289,786	331,962	331,962
Rental Homes "Affordable and Available" to Income Group and Below	3,953	19,412	41,977	152,295	72,838	51,077	341,553
Cumulative Surplus or Deficit of Affordable Rental Homes	- 27,344	- 79,263	- 108,919	- 27,576	689	9,590	9,590
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.							

SD 1 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	31,519	2,214	7%	1,808	6%	**27,274**	**87%**
Extremely Low	71,811	9,079	13%	14,829	21%	**47,602**	**66%**
Very Low	71,385	13,335	19%	38,374	54%	**19,879**	**28%**
Low	70,348	36,810	52%	29,767	42%	**4,130**	**6%**
Moderate	44,323	36,592	83%	7,021	16%	**825**	**2%**
Above Moderate	41,925	39,498	94%	2,313	6%	**174**	**0.4%**
All Income Groups	331,311	137,529	42%	94,114	28%	**99,883**	**30%**
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.							

SD 2 Rental Home by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by LI	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	81	4,281	3,128	2,027	1,610	1,202	955	13,284
Affordable to ELI	257	4,432	11,846	3,163	1,811	737	212	22,458
Affordable to VLI	1,706	9,126	16,007	14,333	9,960	3,673	2,617	57,422
Affordable to LI	9,293	20,435	43,430	49,837	48,841	26,228	16,460	214,524
Affordable to Moderate Income	3,863	8,277	8,228	14,136	18,698	16,686	21,957	91,845
Affordable to Above Moderate Income	2,893	3,023	2,602	2,447	3,914	5,233	18,663	38,775
Total	18,093	49,573	85,241	85,944	84,834	53,759	60,865	438,308
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.								

SD 2 Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	LI	Moderate Income	Above Moderate Income	Total
Households within Income Category	49,573	85,241	85,944	84,834	53,759	60,865	420,216
All Households at or Below Threshold Income	49,573	134,814	220,759	305,592	359,351	420,216	420,216
Rental Homes "Affordable and Available" to Income Group and Below	4,362	19,663	46,362	185,217	101,727	80,977	438,308
Cumulative Surplus or Deficit of Affordable Rental Homes	- 45,211	- 110,789	- 150,372	- 49,988	- 2,019	18,093	18,093
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.							

SD 2 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	49,218	1,567	3%	2,001	4%	**45,771**	**93%**
Extremely Low	84,098	7,215	9%	15,009	18%	**62,359**	**74%**
Very Low	83,213	12,692	15%	40,153	48%	**30,326**	**36%**
Low	82,582	40,051	48%	33,816	41%	**8,486**	**10%**
Moderate	56,709	41,652	73%	12,370	22%	**2,621**	**5%**
Above Moderate	66,065	59,524	90%	5,869	9%	**123**	**0.2%**
All Income Groups	421,885	162,701	39%	109,217	26%	**149,685**	**35%**
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.							

SD 3 Rental Home Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by LI	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	221	2,217	3,138	1,657	1,427	1,414	1,866	11,939
Affordable to ELI	503	2,718	11,178	1,958	1,483	591	1,116	19,547
Affordable to VLI	990	3,691	7,813	6,814	5,195	3,009	2,713	30,226
Affordable to LI	5,176	14,005	28,544	33,087	34,280	24,275	21,223	160,590
Affordable to Moderate Income	6,486	9,762	14,668	21,294	28,123	30,760	54,936	166,030
Affordable to Above Moderate Income	5,612	4,623	2,843	3,494	7,109	13,155	47,196	84,032
Total	18,988	37,016	68,184	68,304	77,617	73,204	129,051	472,363
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.								

SD 3 Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	LI	Moderate Income	Above Moderate Income	Total
Households within Income Category	37,016	68,184	68,304	77,617	73,204	129,051	453,375
All Households at or Below Threshold Income	37,016	105,199	173,503	251,120	324,324	453,375	453,375
Rental Homes "Affordable and Available" to Income Group	2,437	17,536	22,923	123,197	140,383	165,887	472,363
Cumulative Surplus or Deficit of Affordable Rental Homes	-34,579	-85,226	-130,607	-85,027	-17,848	18,988	18,988
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.							

SD 3 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	36,556	1,065	3%	1,114	3%	**34,586**	**95%**
Extremely Low	67,952	6,924	10%	10,836	16%	**50,205**	**74%**
Very Low	70,461	7,033	10%	24,849	35%	**38,586**	**55%**
Low	79,657	25,849	32%	36,619	46%	**17,212**	**22%**
Moderate	71,890	42,811	60%	24,394	34%	**4,564**	**6%**
Above Moderate	126,097	114,150	91%	11,290	9%	**743**	**1%**
All Income Groups	452,612	197,833	44%	109,102	24%	**145,896**	**32%**
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.							

SD 4 Rental Home by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by LI	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	170	2,935	2,410	1,989	1,640	1,452	1,010	11,606
Affordable to ELI	256	1,172	6,098	1,084	729	442	733	10,513
Affordable to VLI	1,678	3,042	7,493	6,917	4,570	2,073	2,134	27,907
Affordable to LI	6,034	9,440	23,690	32,320	32,418	26,285	16,130	146,317
Affordable to Moderate Income	4,972	5,325	5,747	10,076	17,383	21,553	34,700	99,757
Affordable to Above Moderate Income	2,388	1,535	1,238	1,660	2,747	4,532	19,571	33,671
Total	15,499	23,449	46,675	54,046	59,487	56,337	74,278	329,771
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.								

SD 4 Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	LI	Moderate Income	Above Moderate Income	Total
Households within Income Category	23,449	46,675	54,046	59,487	56,337	74,278	314,272
All Households at or below Threshold Income	23,449	70,124	124,170	183,658	239,994	314,272	314,272
Rental Homes "Affordable and Available" to Income Group	3,105	9,935	22,204	110,841	95,308	88,378	329,771
Cumulative Surplus or Deficit of Affordable Rental Homes	- 20,344	- 57,084	- 88,927	- 37,573	1,398	15,499	15,499
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.							

SD 4 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	23,650	1,233	5%	712	3%	**21,604**	**91%**
Extremely Low	47,049	4,832	10%	7,593	16%	**34,513**	**73%**
Very Low	54,467	7,757	14%	22,940	42%	**23,674**	**43%**
Low	59,866	23,430	39%	28,520	48%	**7,920**	**13%**
Moderate	55,955	40,551	72%	14,043	25%	**1,409**	**3%**
Above Moderate	73,174	67,994	93%	5,182	7%	**202**	**0.3%**
All Income Groups	314,162	145,796	46%	78,991	25%	**89,321**	**28%**
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.							

SD 5 Rental Home by Affordability Level with Income of Occupant Household								
Rental Homes Affordable to Income Group	Vacant Rental	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by LI	Occupied by Moderate Income	Occupied by Above Moderate Income	Total
Affordable to DLI	142	2,428	2,584	1,230	2,021	1,025	1,352	10,782
Affordable to ELI	418	3,279	6,319	1,229	1,226	456	480	13,406
Affordable to VLI	1,849	4,751	7,317	5,383	4,322	2,703	2,019	28,345
Affordable to LI	3,421	12,295	18,175	24,954	26,695	20,981	17,875	124,395
Affordable to Moderate Income	3,308	5,786	8,415	11,171	17,341	22,481	32,076	100,578
Affordable to Above Moderate Income	1,447	1,616	1,476	1,151	2,329	3,678	14,067	25,764
Total	10,585	30,155	44,286	45,117	53,934	51,324	67,869	303,270
2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.								

SD 5 Housing Affordability Gap Analysis for Renter Households							
	DLI	ELI	VLI	LI	Moderate Income	Above Moderate Income	Total
Households within Income Category	30,155	44,286	45,117	53,934	51,324	67,869	292,685
All Households at or Below Threshold Income	30,155	74,441	119,558	173,492	224,816	292,685	292,685
Rental Homes "Affordable and Available" to Income Group	2,570	12,600	21,759	93,109	93,667	79,566	303,270
Cumulative Surplus or Deficit of Affordable Rental Homes	- 27,585	- 59,271	- 82,629	- 43,455	- 1,112	10,585	10,585

2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.

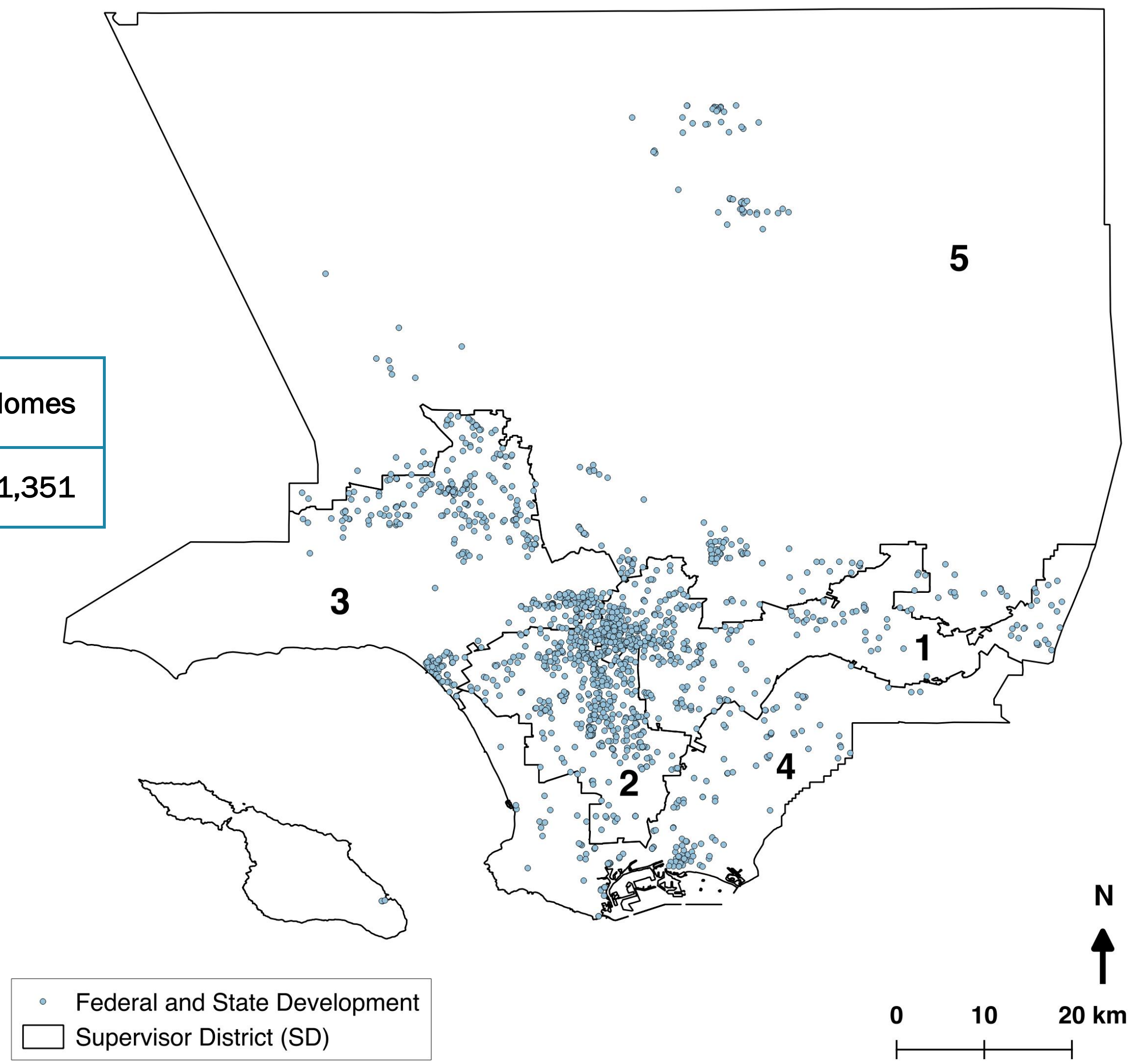
SD 5 Renter Households - Cost Burdens by Income Group							
	Total Households	Not Cost Burdened (less than 30% of Income)		Moderately Cost Burdened (30-50% of Income)		Severely Cost Burdened (more than 50% of Income)	
	Number	Number	% of Total	Number	% of Total	Number	% of Total
Deeply Low Income	30,548	789	3%	960	3%	**28,793**	**94%**
Extremely Low	44,806	4,129	9%	6,491	14%	**34,098**	**76%**
Very Low	45,518	4,487	10%	17,377	38%	**23,582**	**52%**
Low	54,372	18,491	34%	28,139	52%	**7,585**	**14%**
Moderate	50,320	35,397	70%	13,882	28%	**1,064**	**2%**
Above Moderate	66,977	63,181	94%	3,970	6%	**26**	**0.04%**
All Income Groups	292,540	126,474	43%	70,820	24%	**95,149**	**33%**

2015-2016 PUMS based analysis with HUD Income Levels and DLI prepared by CHPC.

Appendix B. Los Angeles County Affordable Housing Inventory

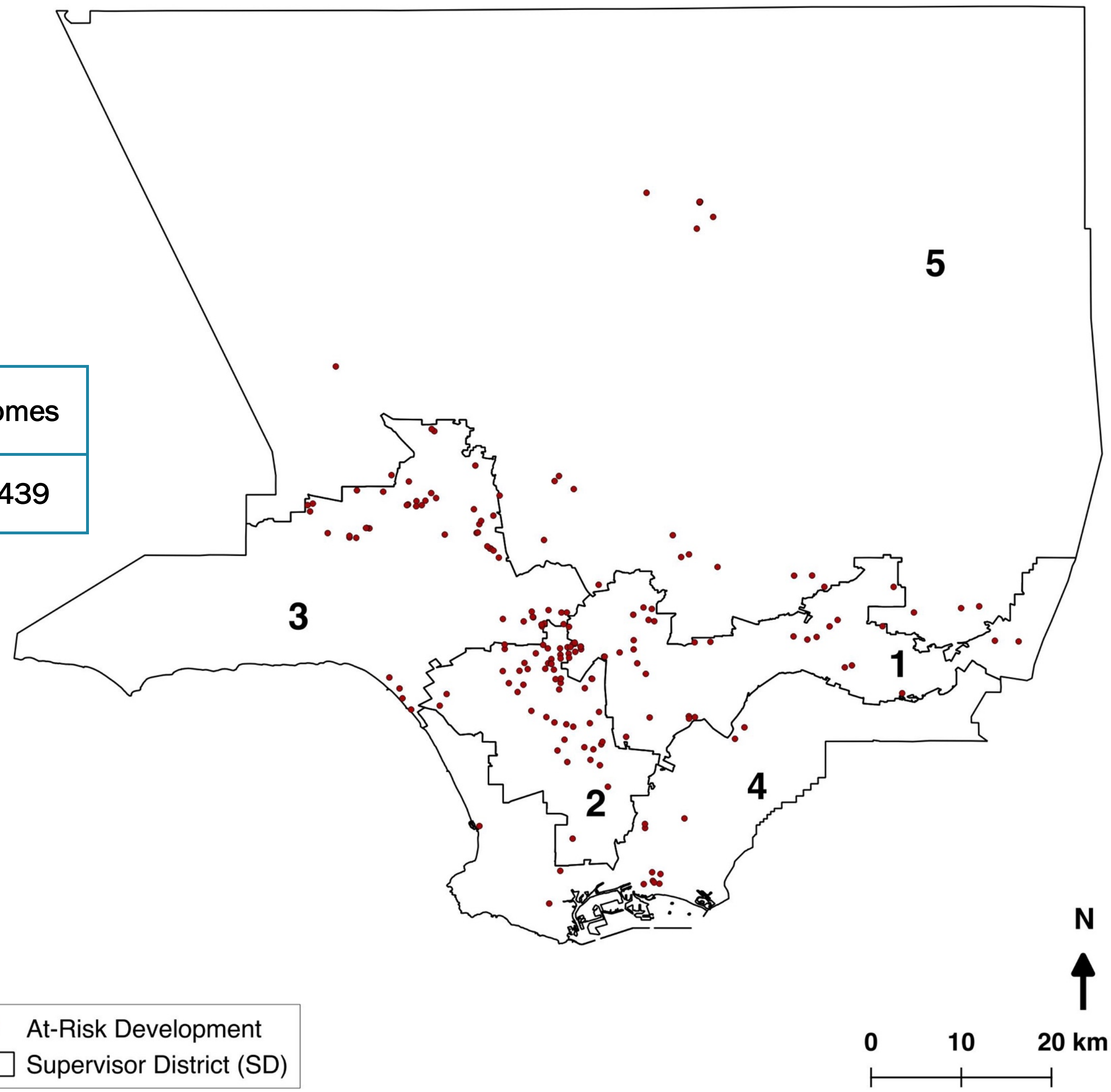
Federal, State, and County-Administered Affordable Housing in Los Angeles County

County	# Developments	# Homes
	1,629	111,351

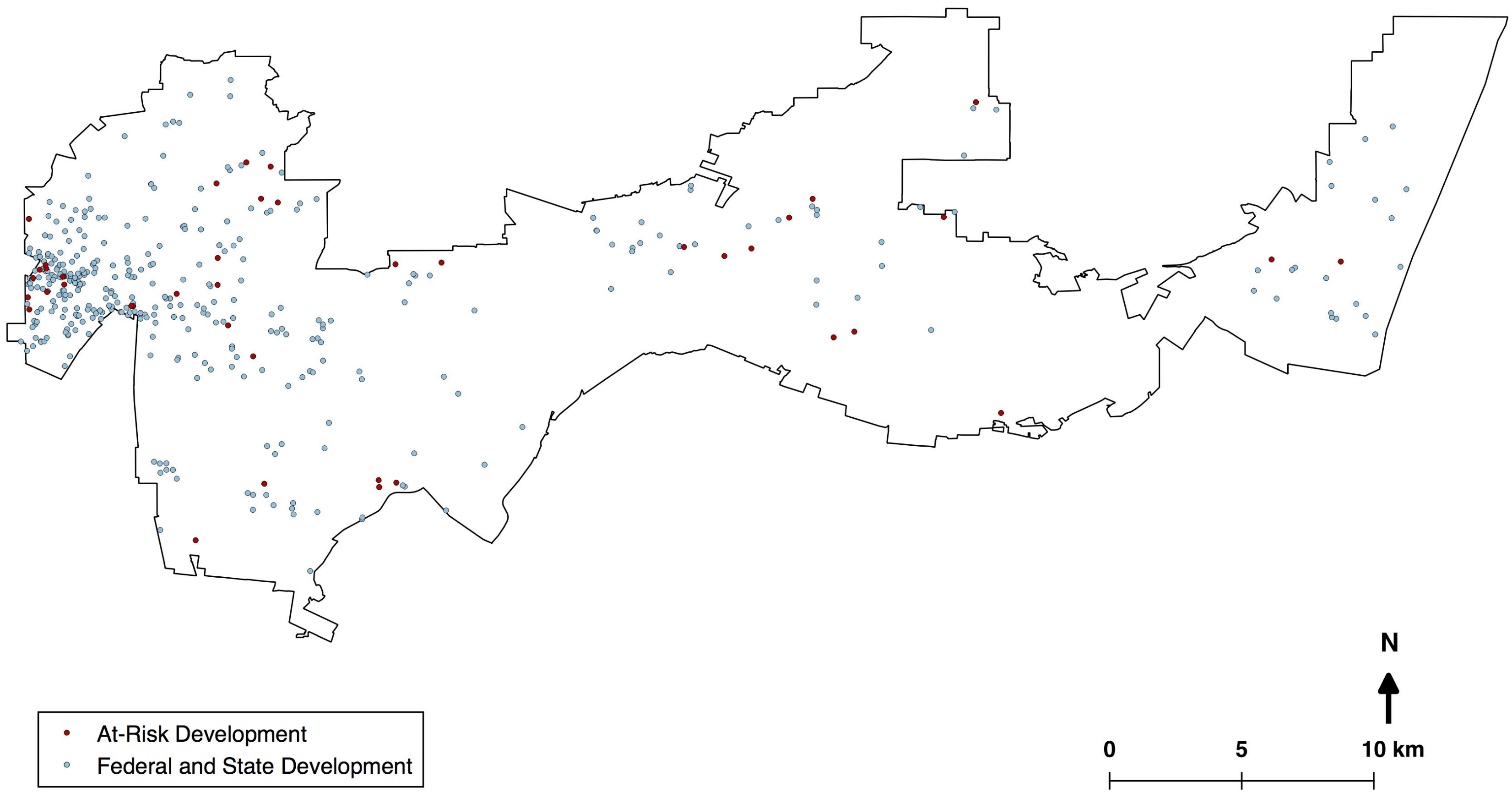


At-Risk Affordable Housing in Los Angeles County

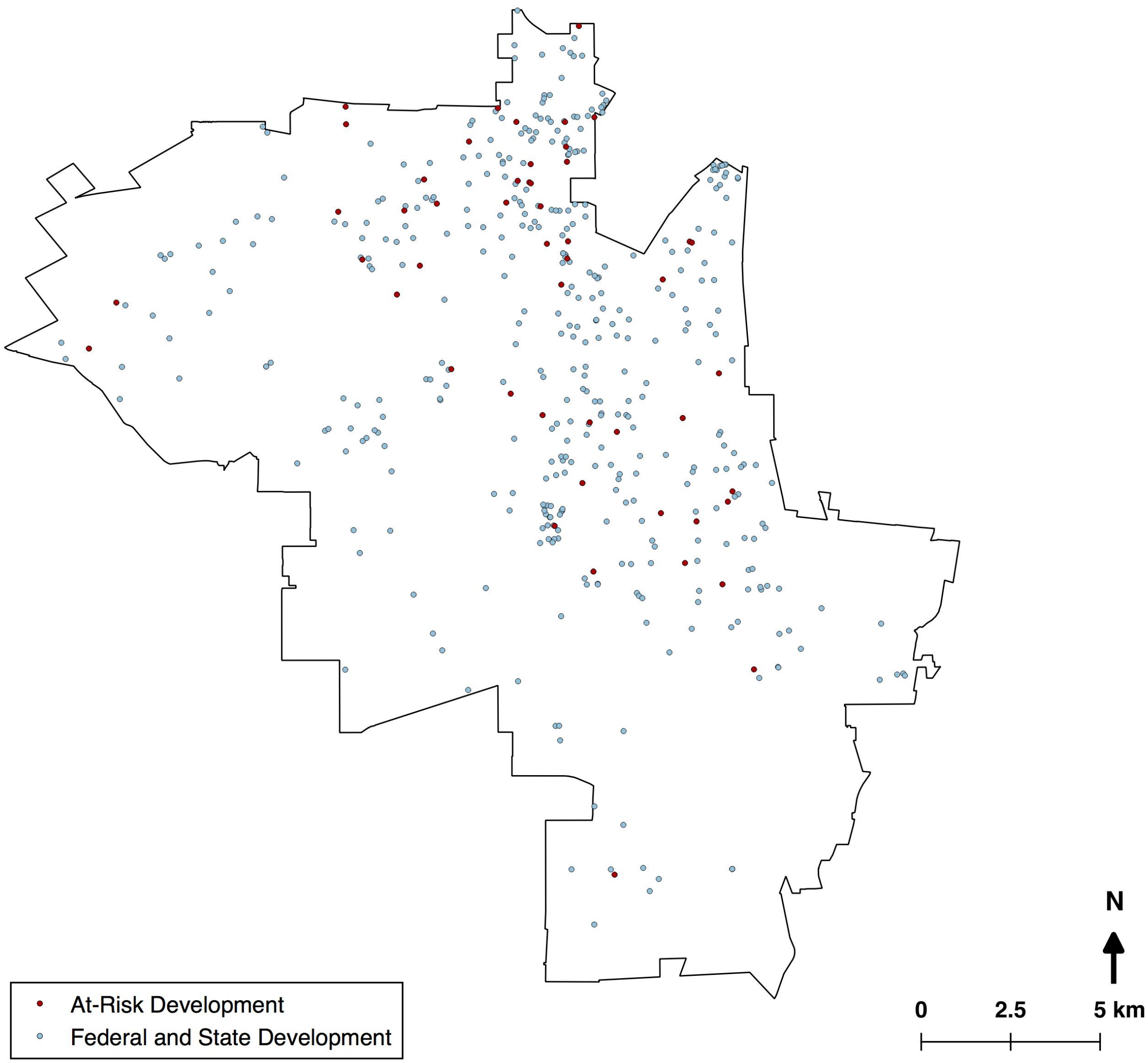
County	# Developments	# Homes
	182	11,439



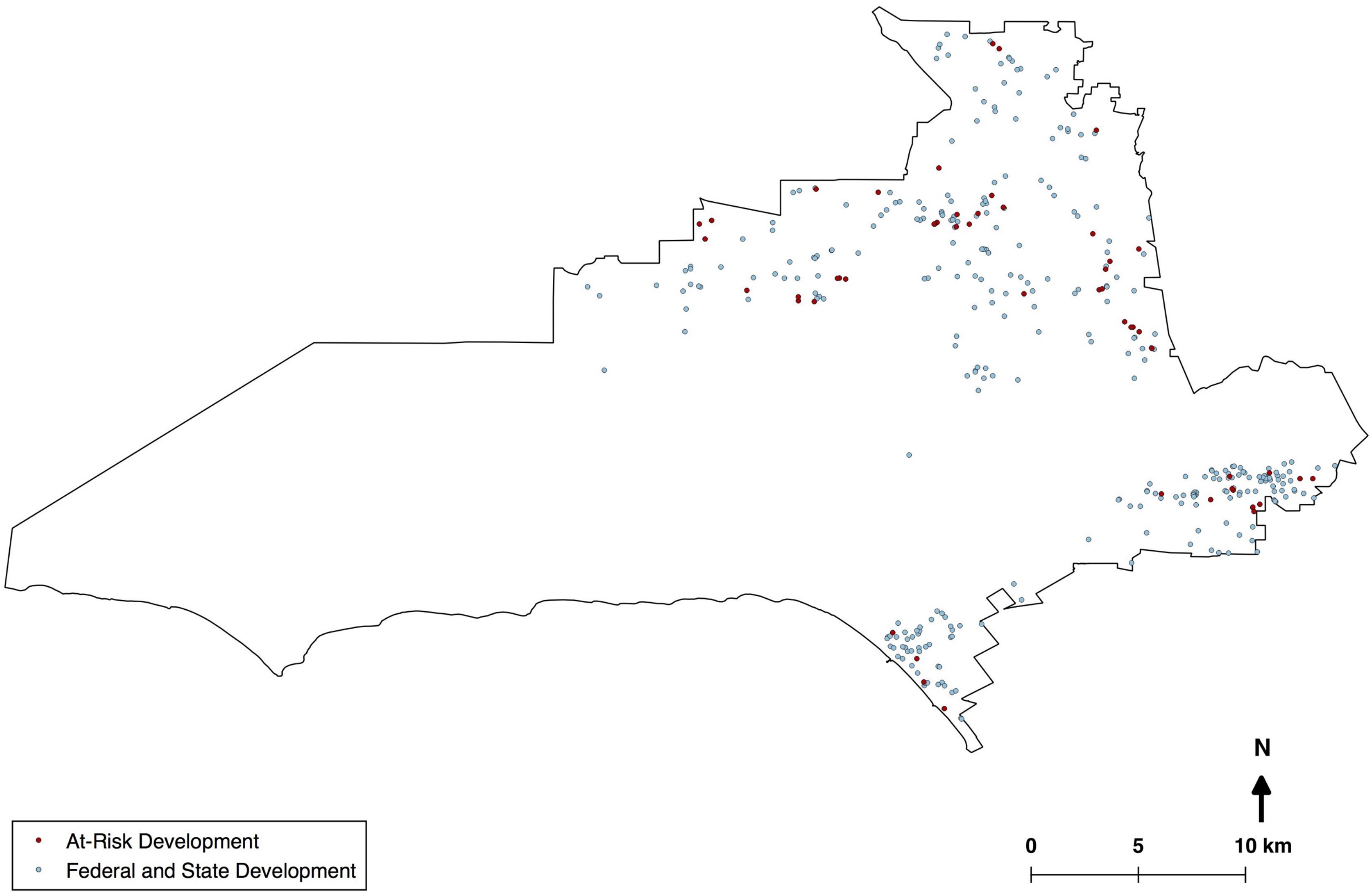
Federal, State, and County-Administered Affordable Housing and At-Risk Housing in Supervisorial District 1



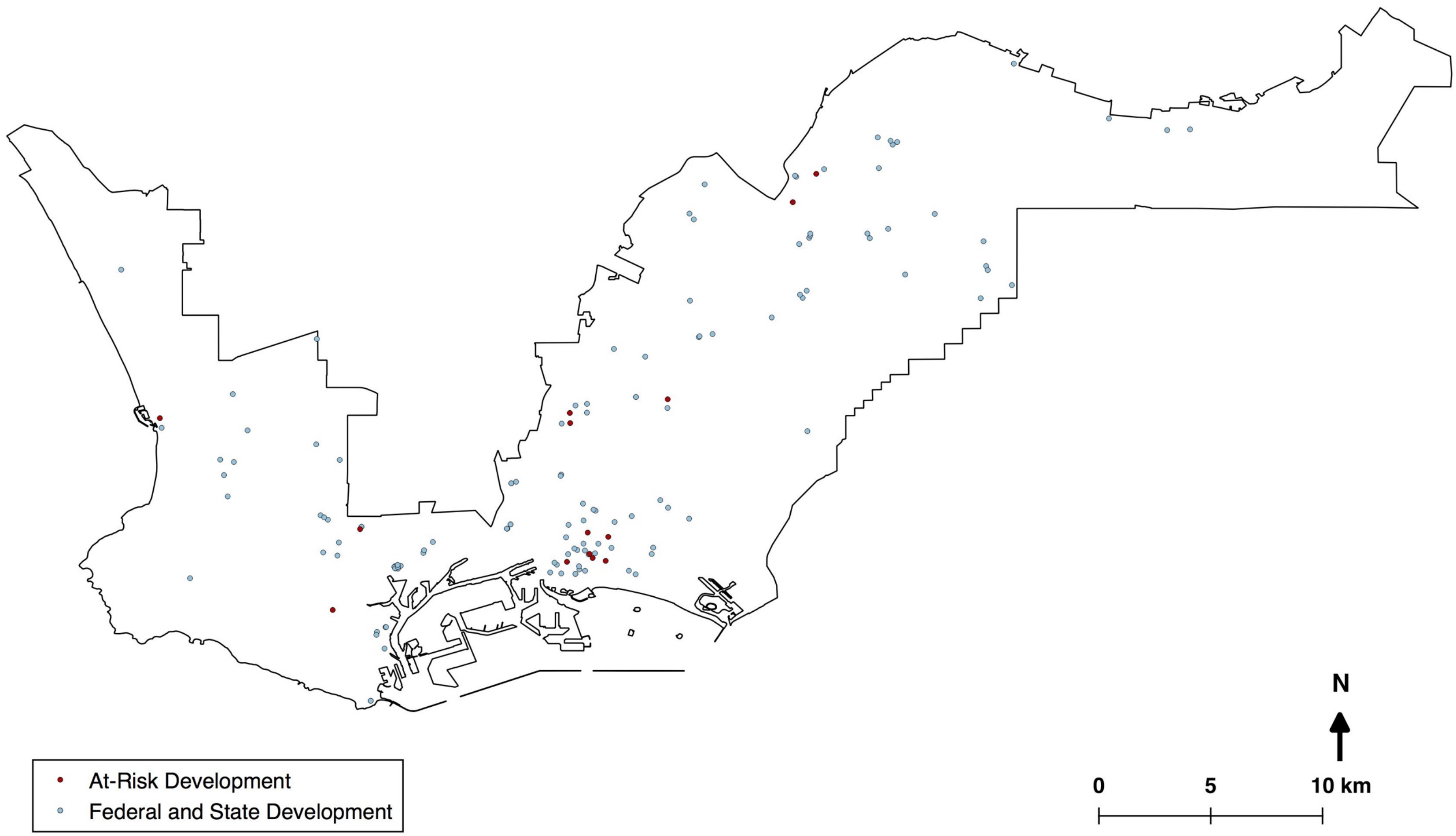
Federal, State, and County-Administered Affordable Housing and At-Risk Housing in Supervisorial District 2



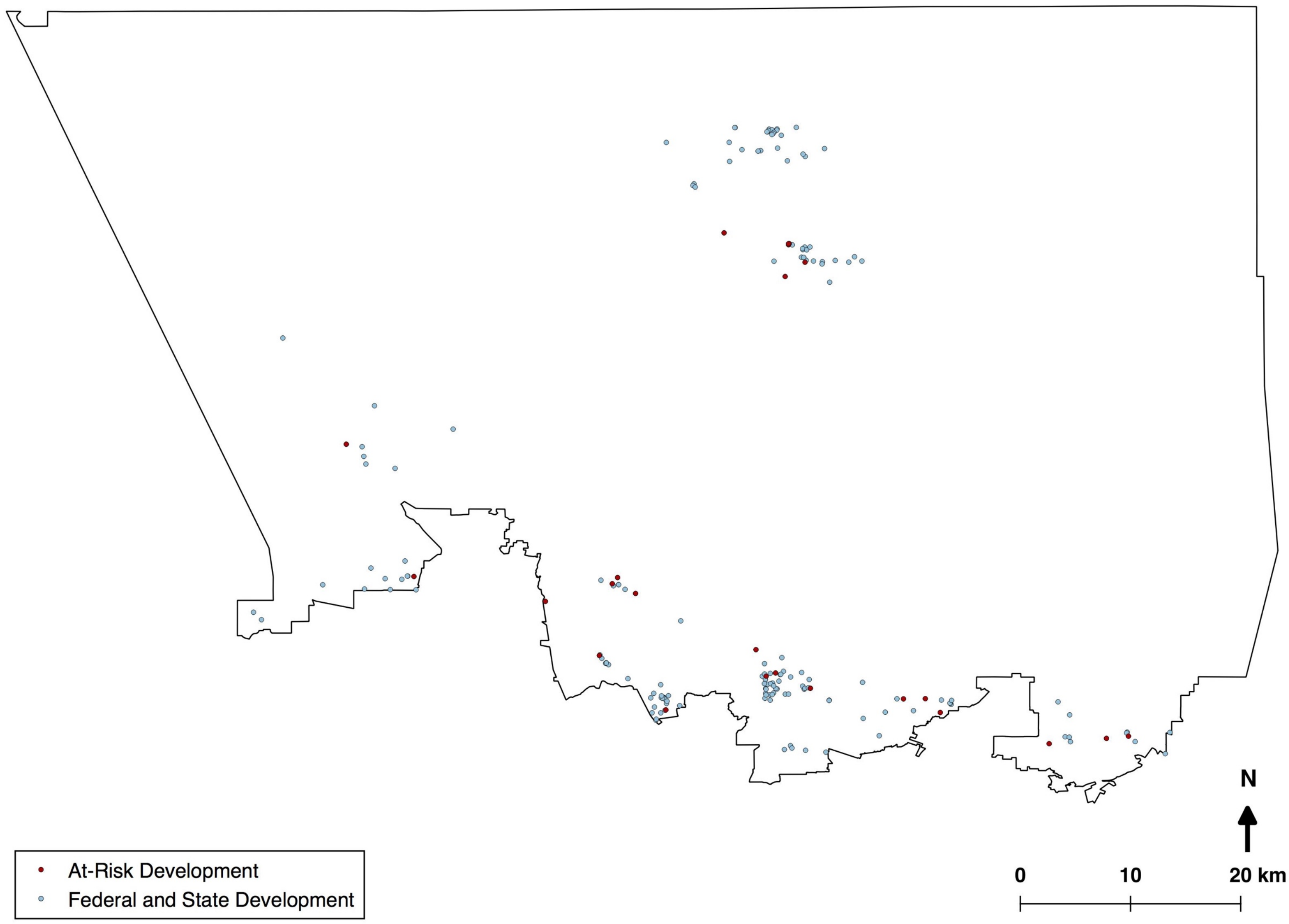
Federal, State, and County-Administered Affordable Housing and At-Risk Housing in Supervisorial District 3



Federal, State, and County-Administered Affordable Housing and At-Risk Housing in Supervisorial District 4

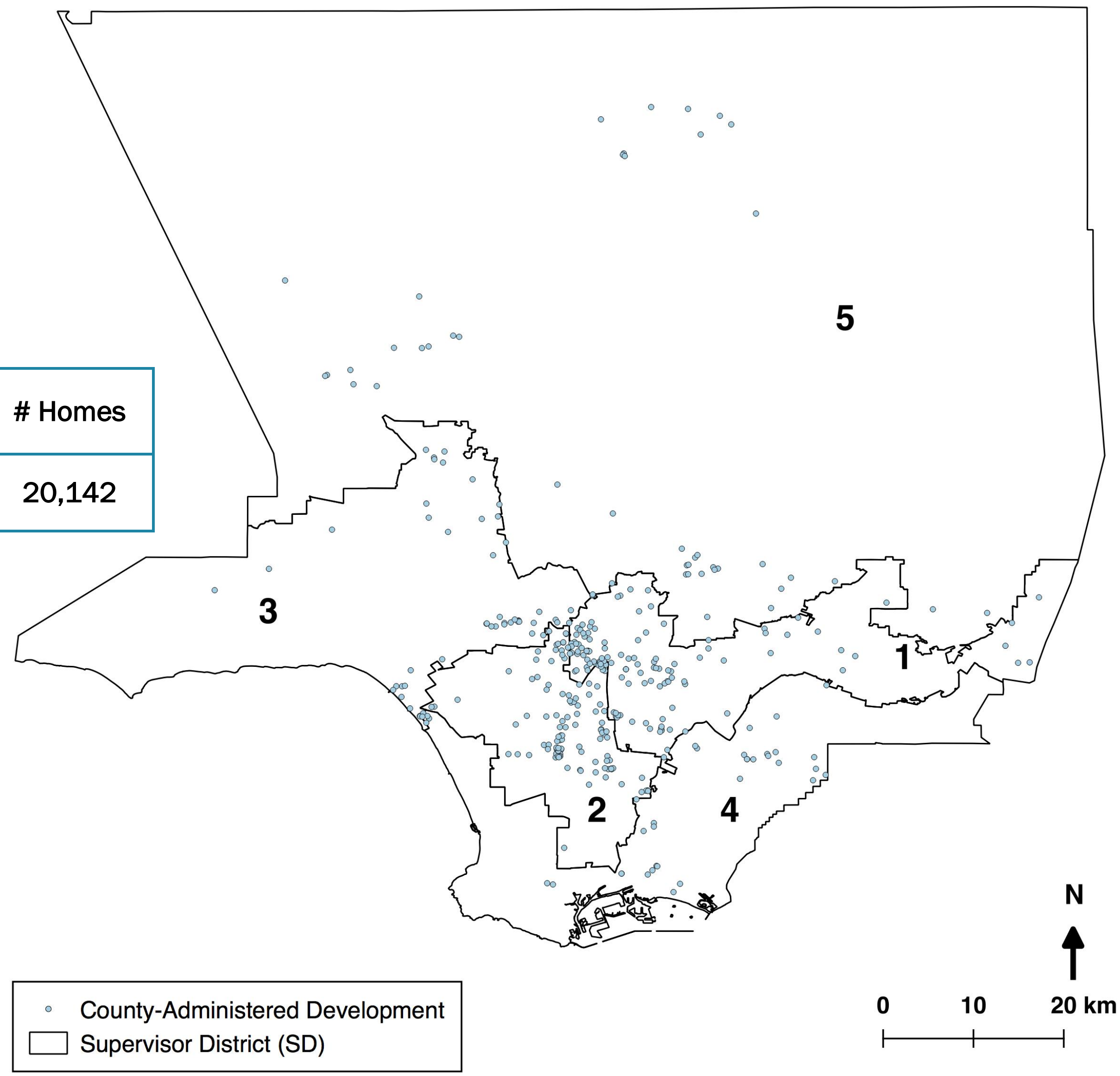


Federal, State, and County-Administered Affordable Housing and At-Risk Housing in Supervisorial District 5

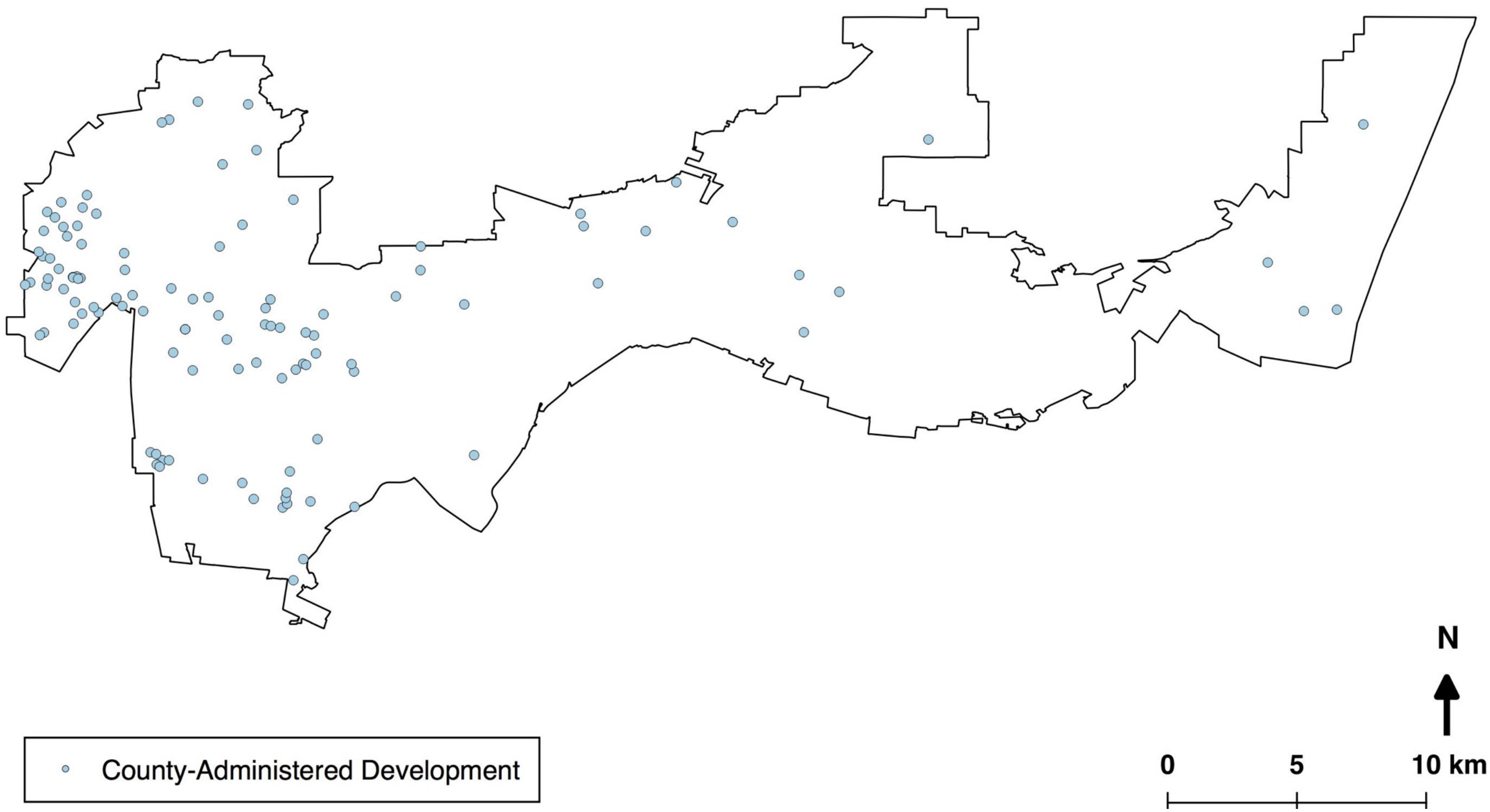


County-Administered Affordable Rental Housing in Los Angeles County

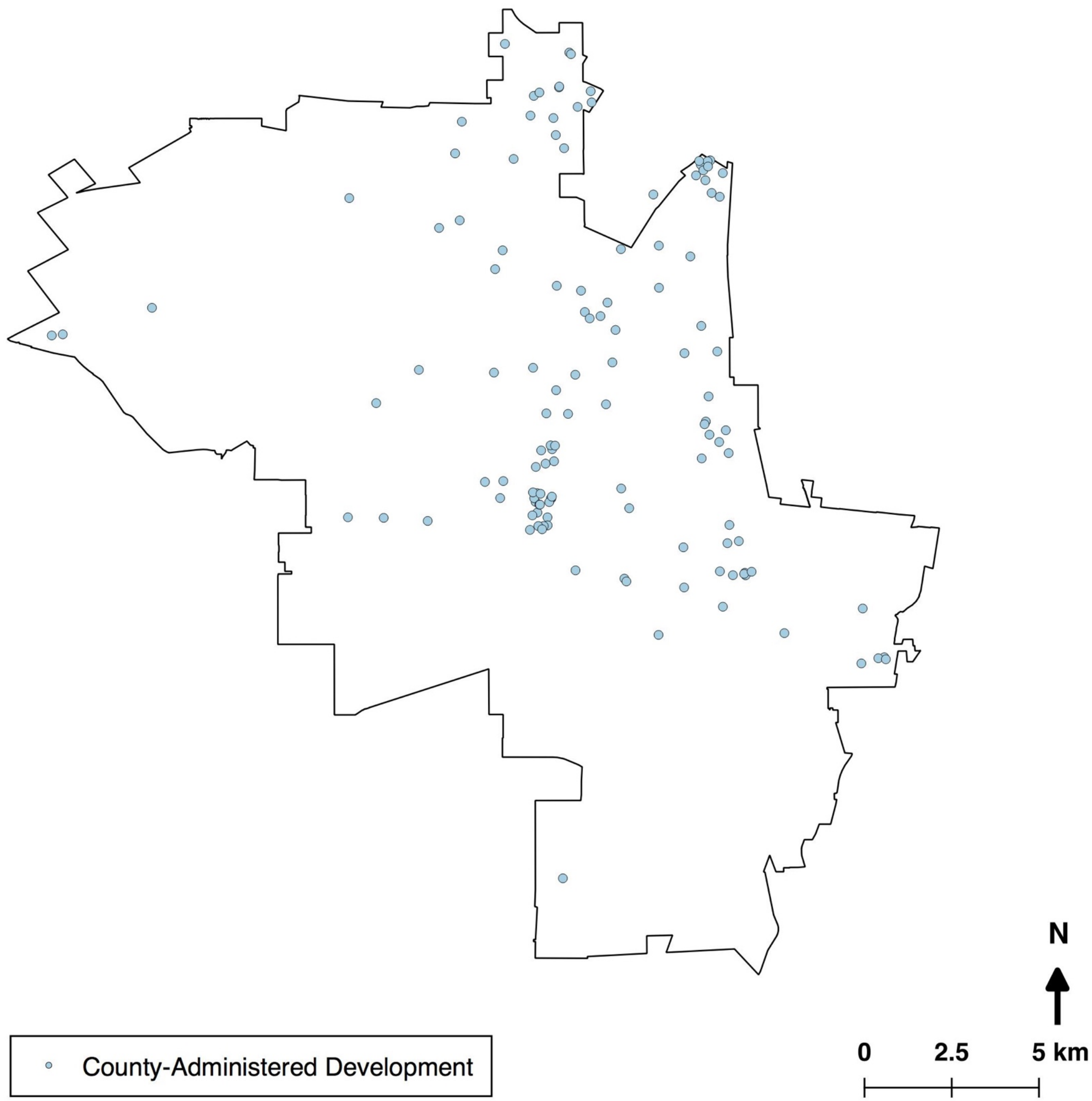
County	# Developments	# Homes
	374	20,142



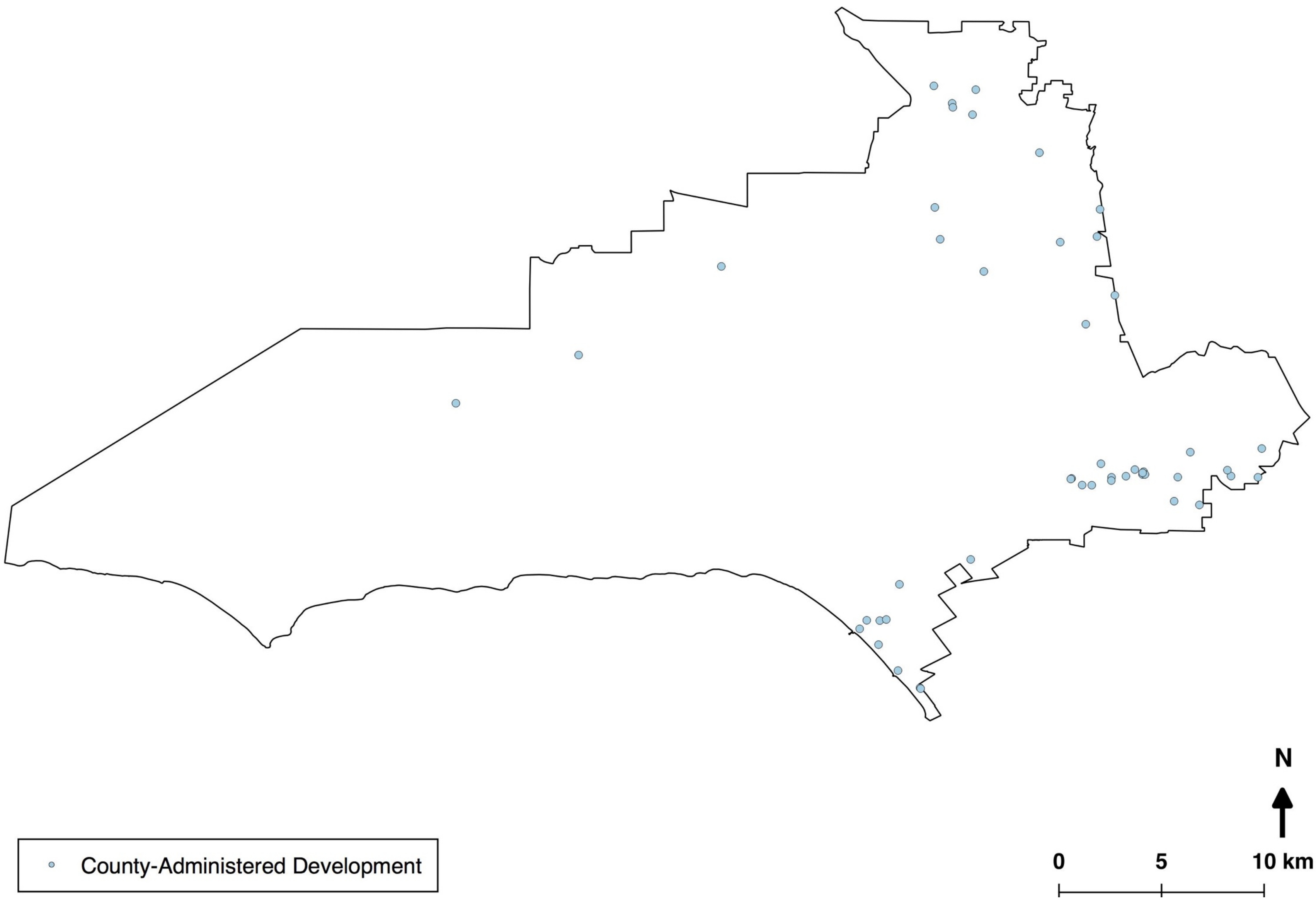
County-Administered Affordable Rental Housing in Supervisorial District 1



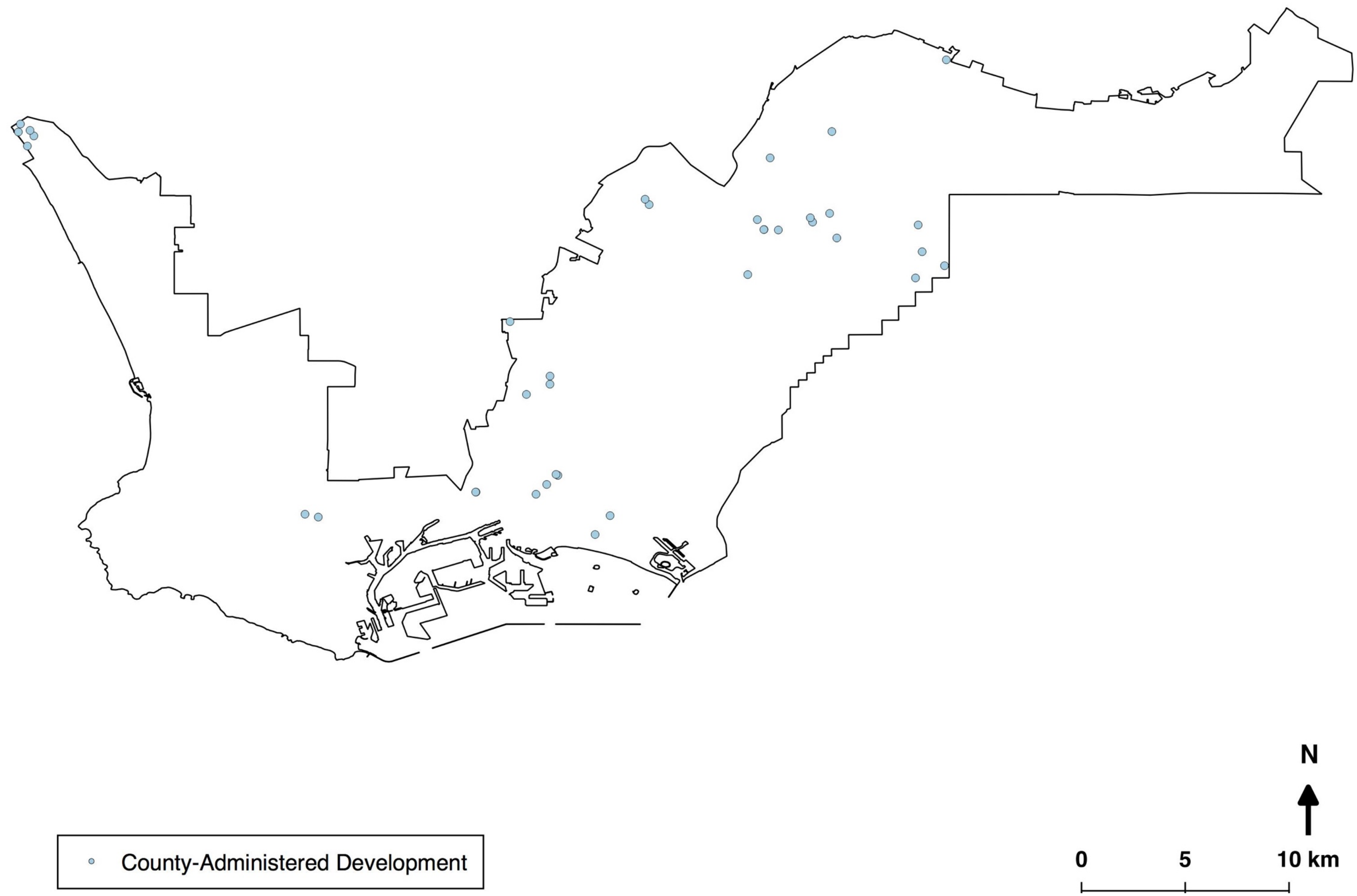
County-Administered Affordable Rental Housing in Supervisorial District 2



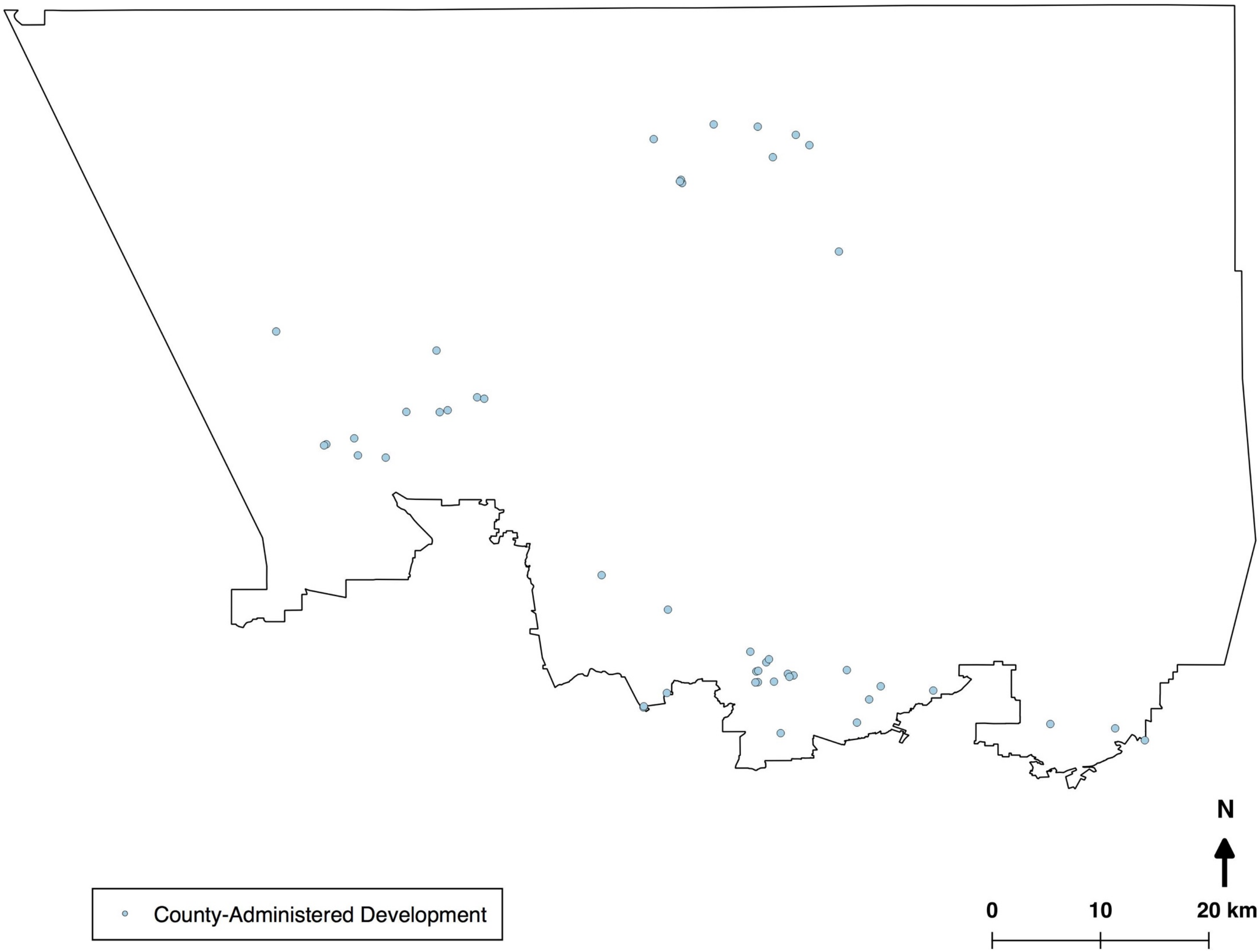
County-Administered Affordable Rental Housing in Supervisorial District 3



County-Administered Affordable Rental Housing in Supervisorial District 4



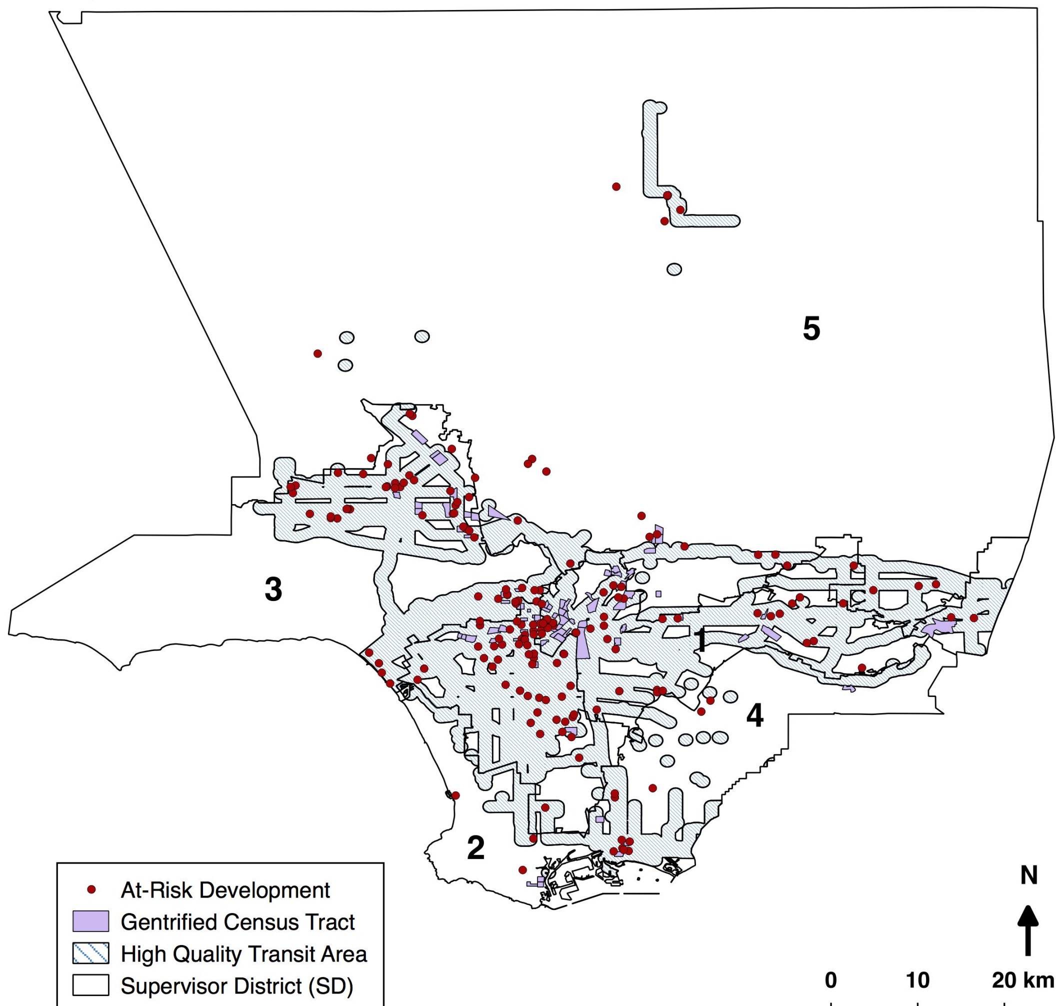
County-Administered Affordable Rental Housing in Supervisorial District 5



Appendix C. Neighborhood Accessibility and Vulnerability

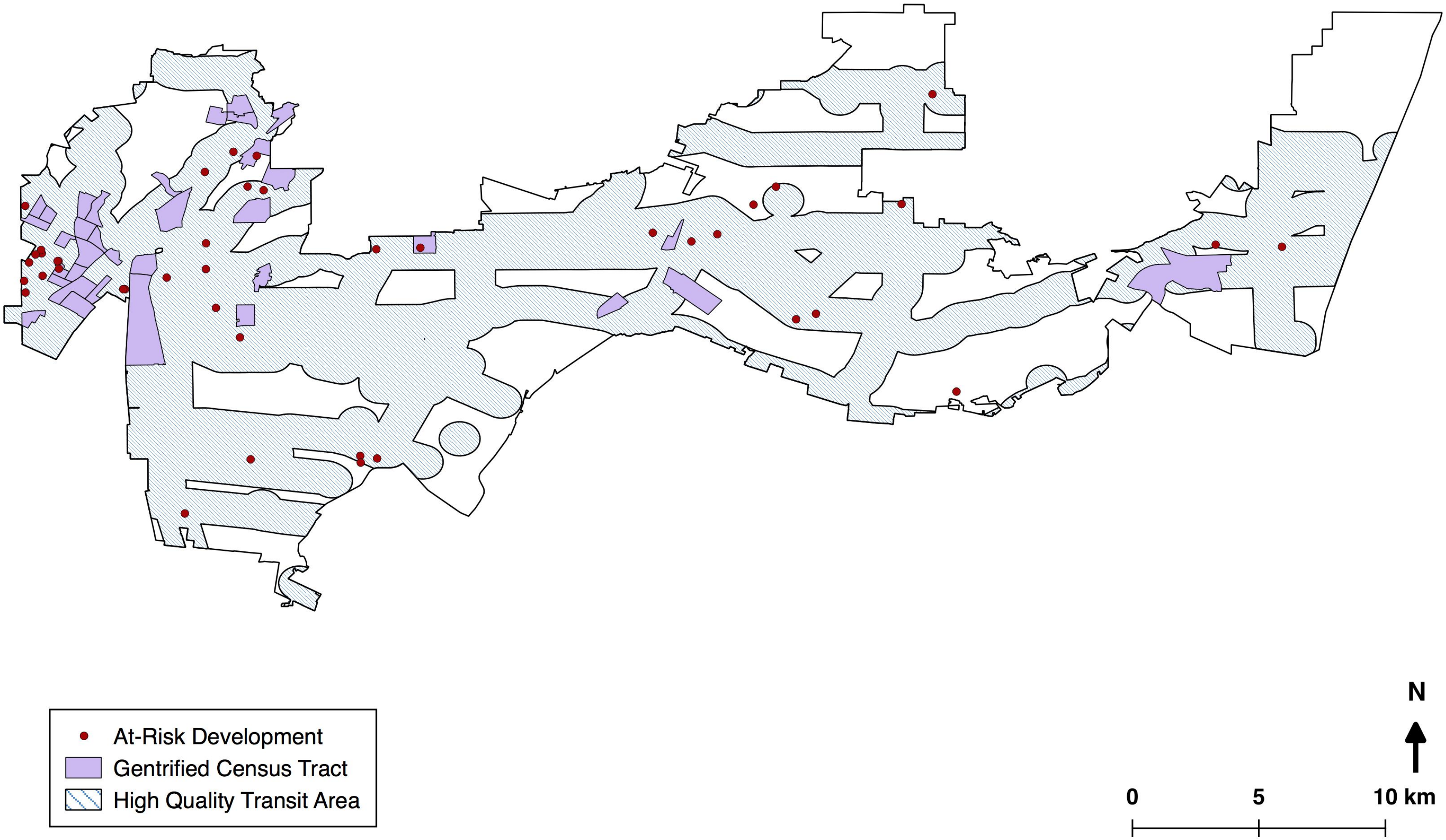
Proximity of At-Risk Affordable Housing to Transit and Gentrification

Proximity of At-Risk Affordable Housing to Transit and Gentrification in Los Angeles County

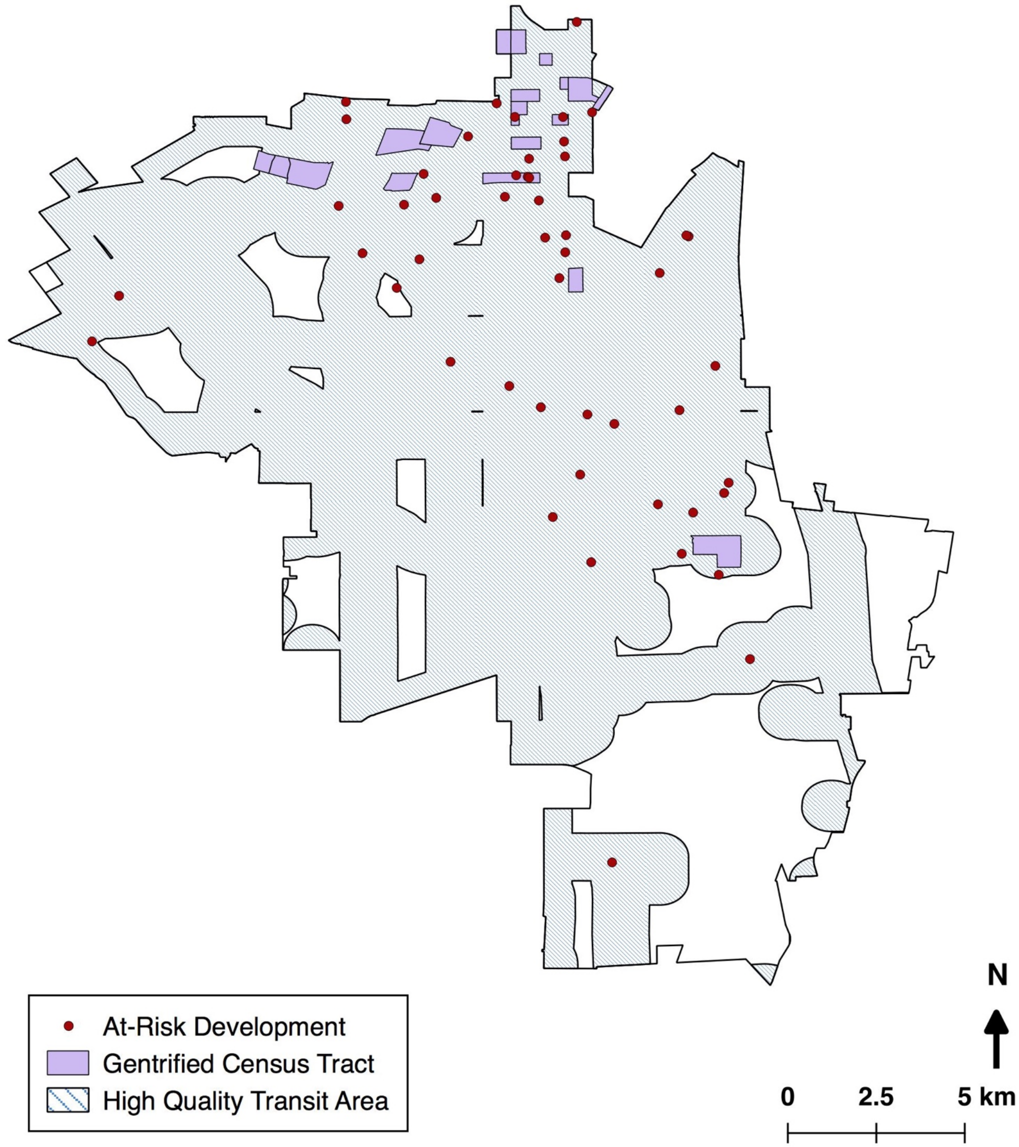


Proximity of At-Risk Affordable Homes to Transit and Gentrification							
	Total At-Risk Homes	Within a HQTA		Within or less than ½-mile from a Gentrified Tract		Both HQTA + Gentrified Tract	
	#	#	%*	#	%*	#	%*
SD 1	2,603	2,354	90%	1,245	48%	1,197	46%
SD 2	3,101	3,096	100%	1,300	42%	1,300	42%
SD 3	3,423	3,275	96%	1,054	31%	1,054	31%
SD 4	1,022	633	62%	245	24%	245	24%
SD 5	1,290	651	50%	25	2%	0	0%
County	**11,439**	**10,009**	**87%**	**3,869**	**34%**	**3,796**	**33%**
*Percentage of at-risk homes in SD.							

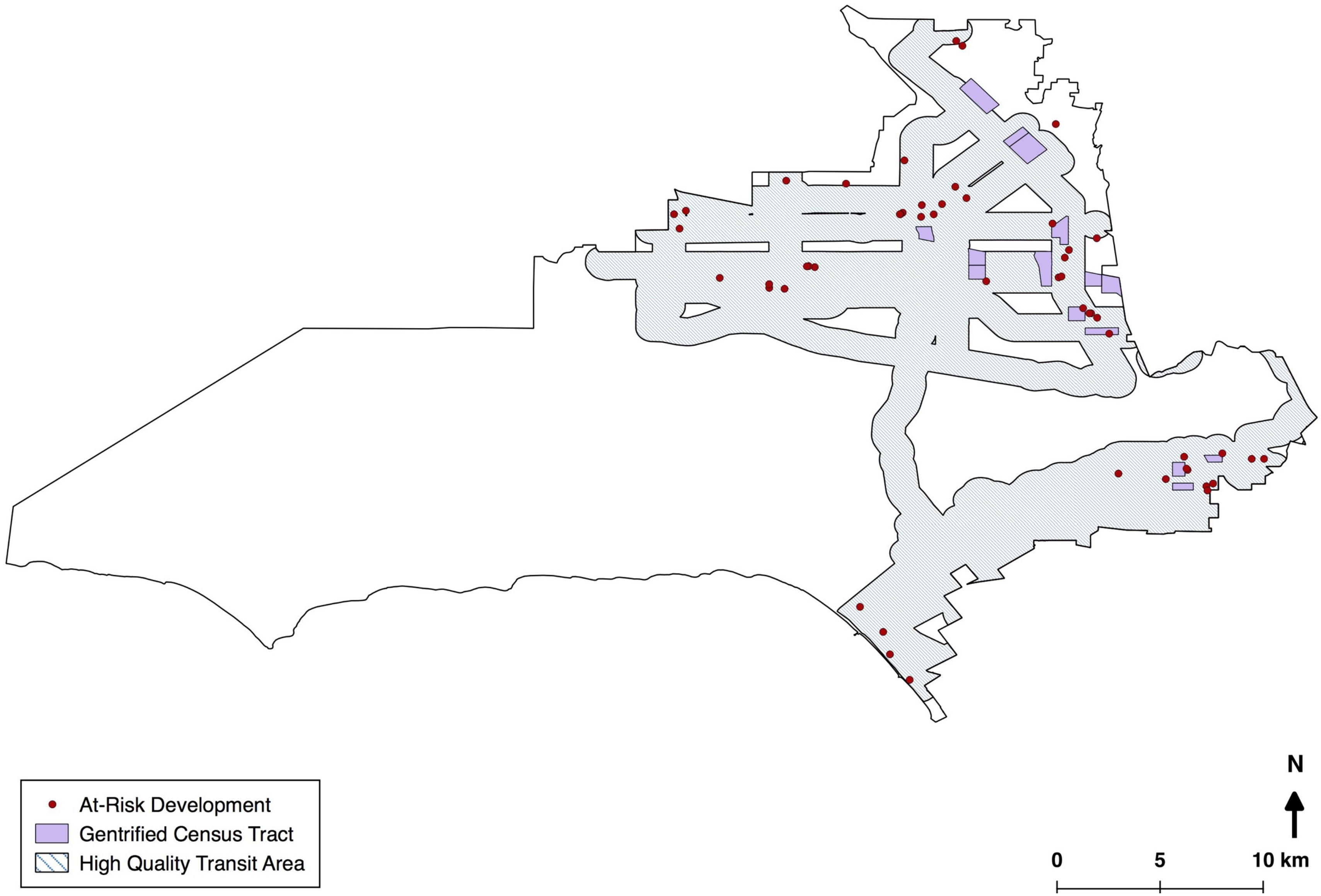
Proximity of At-Risk Affordable Housing to Transit and Gentrification in Supervisorial District 1



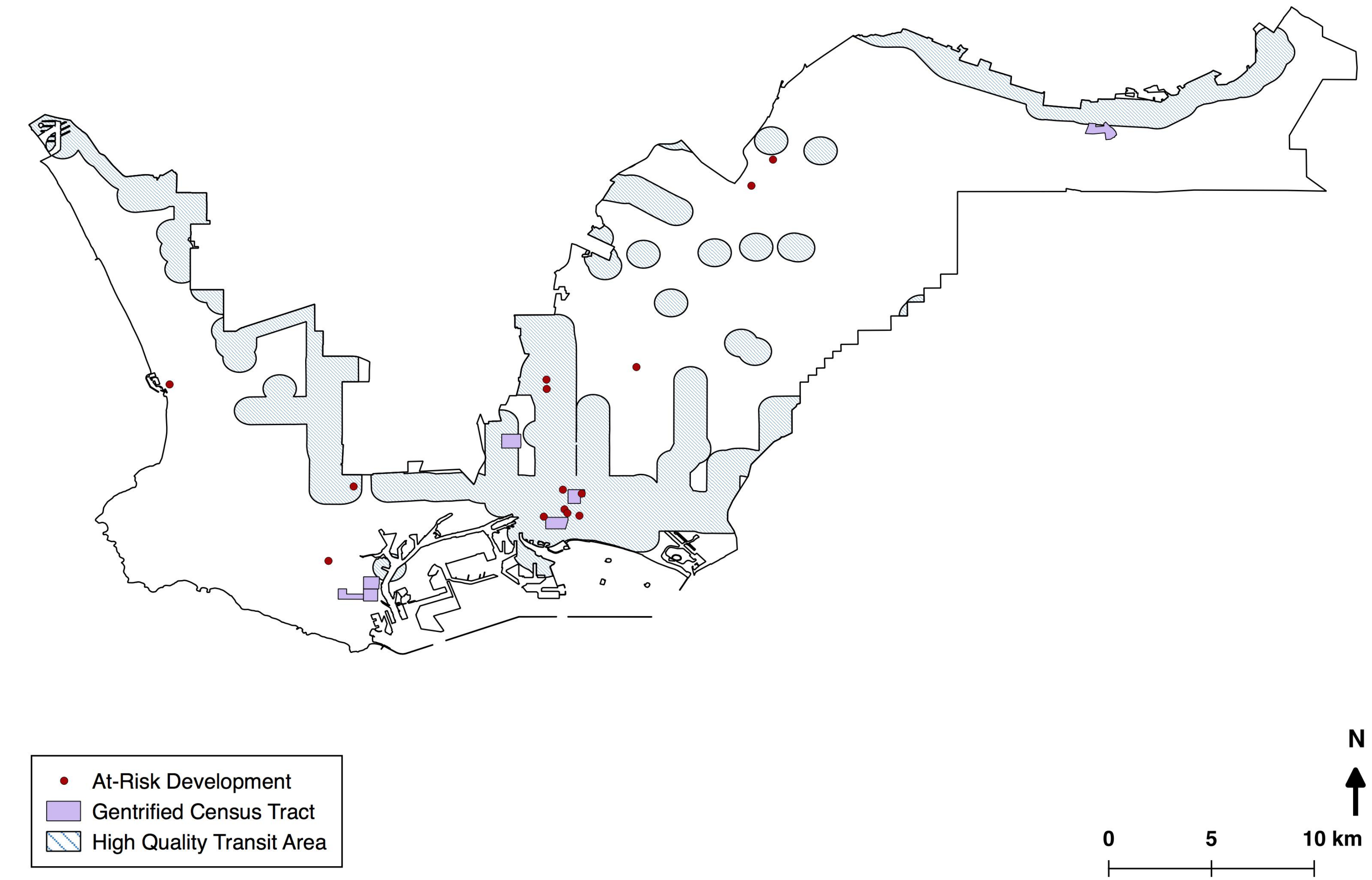
Proximity of At-Risk Affordable Housing to Transit and Gentrification in Supervisorial District 2



Proximity of At-Risk Affordable Housing to Transit and Gentrification in Supervisorial District 3

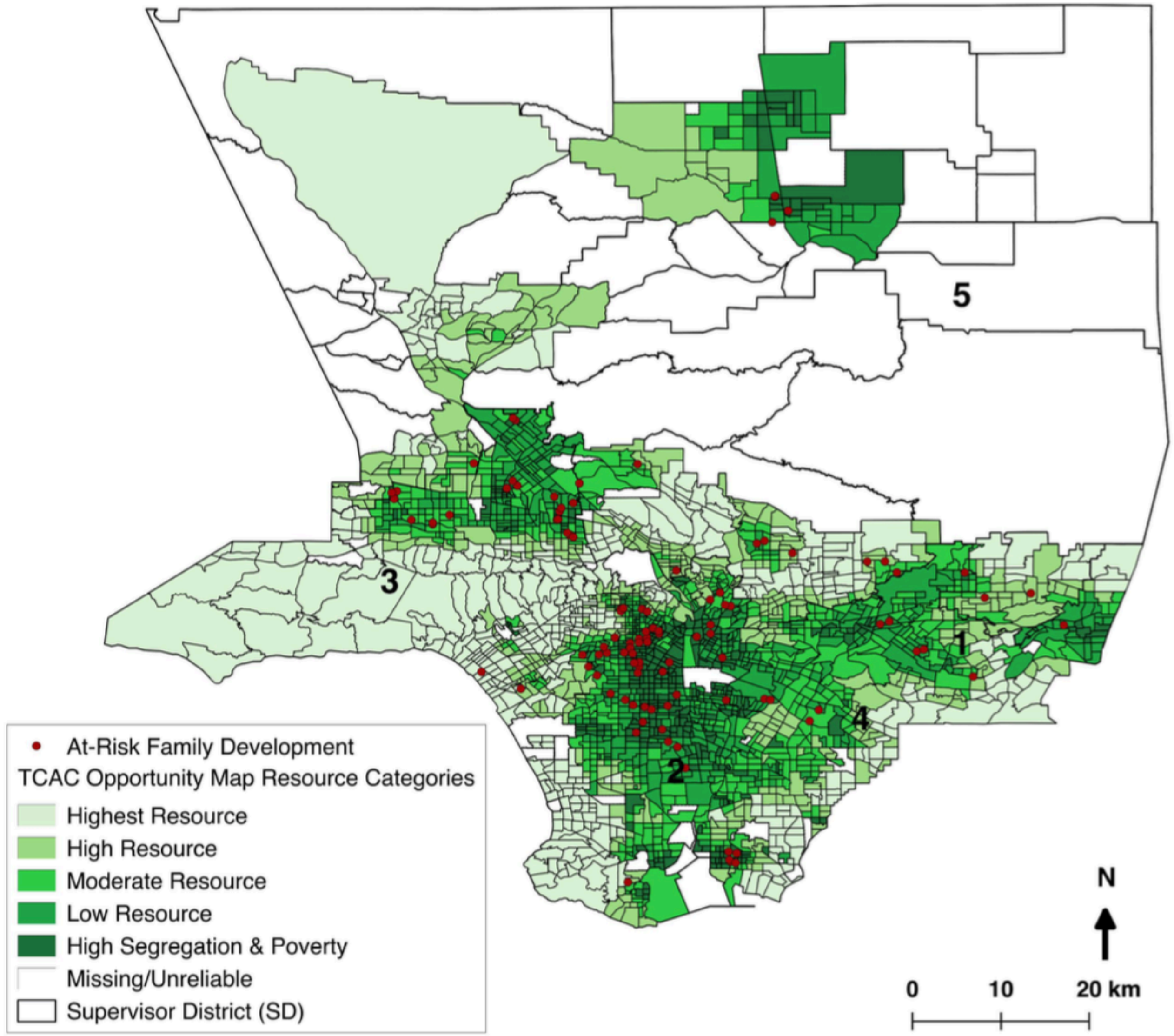


Proximity of At-Risk Affordable Housing to Transit and Gentrification in Supervisorial District 4



At-Risk Family Developments and Access to Opportunity

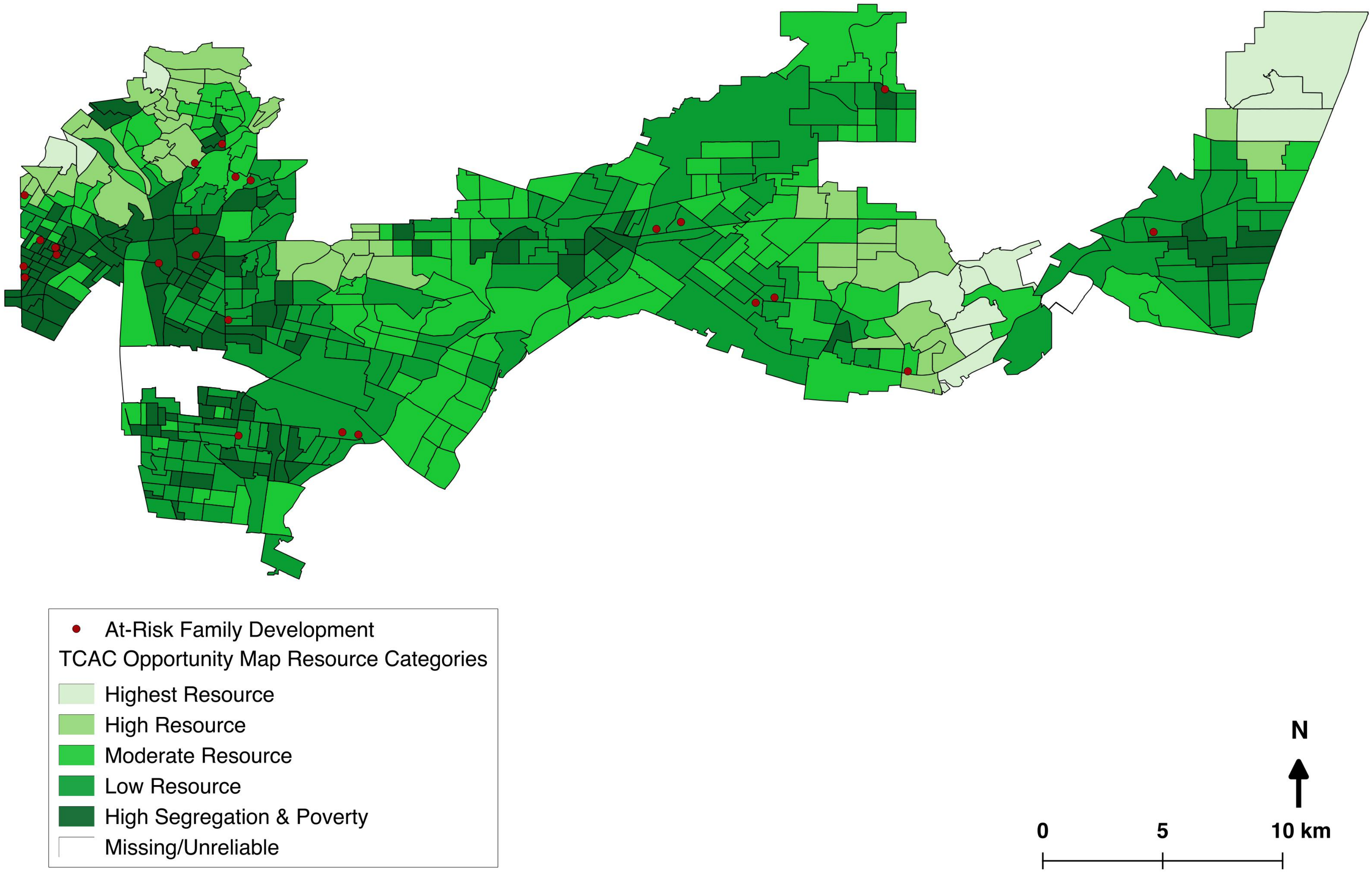
At-Risk Family Developments and Access to Opportunity in Los Angeles County



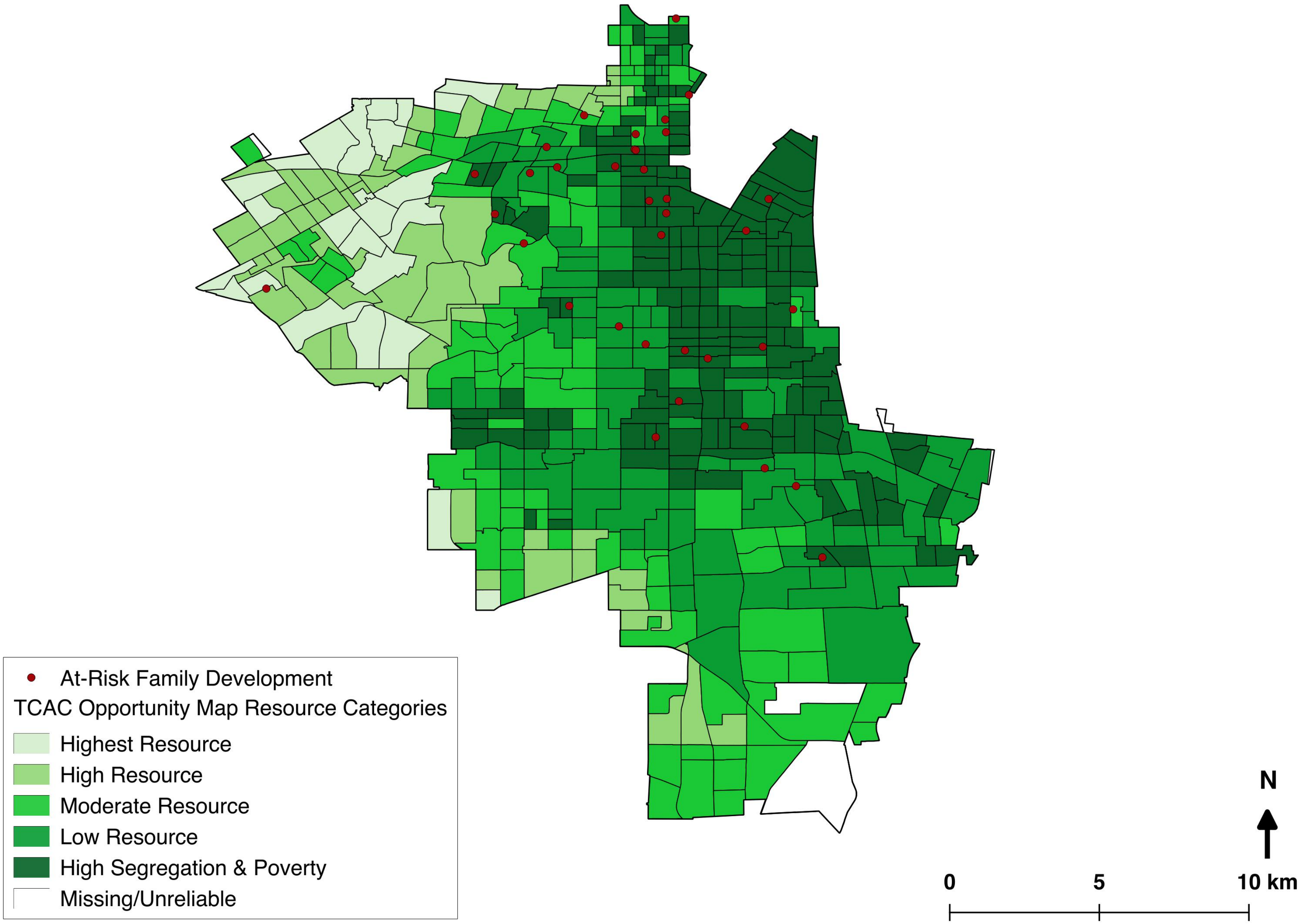
Affordable Homes in At-Risk Family Developments Relative to TCAC Opportunity Map											
	Affordable Homes	High Segregation & Poverty		Low Resource		Moderate Resource		High Resource		Highest Resource	
	#	#	%*	#	%*	#	%*	#	%*	#	%*
SD 1	1,067	548	51%	291	27%	140	13%	88	8%	0	0%
SD 2	1,859	1,016	55%	583	31%	210	11%	50	3%	0	0%
SD 3	1,444	367	25%	616	43%	367	25%	70	5%	24	2%
SD 4	323	50	15%	23	7%	34	11%	216	67%	0	0%
SD 5	704	80	11%	31	4%	445	63%	148	21%	0	0%
County	**5,397**	**2,061**	**38%**	**1,544**	**29%**	**1,196**	**22%**	**572**	**11%**	**24**	**0._%**

*Percentage of affordable homes in SD.

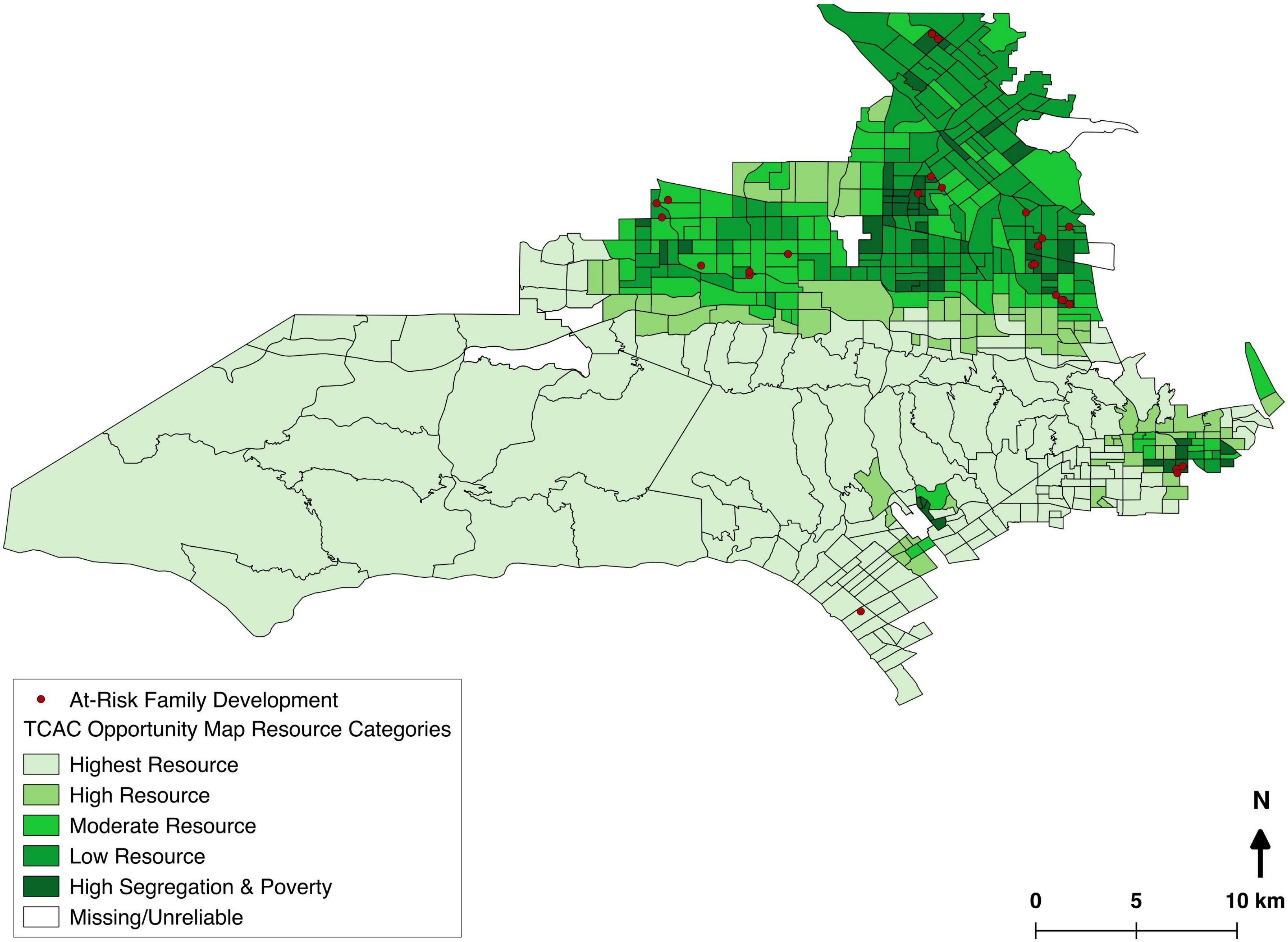
At-Risk Family Developments and Access to Opportunity in Supervisorial District 1



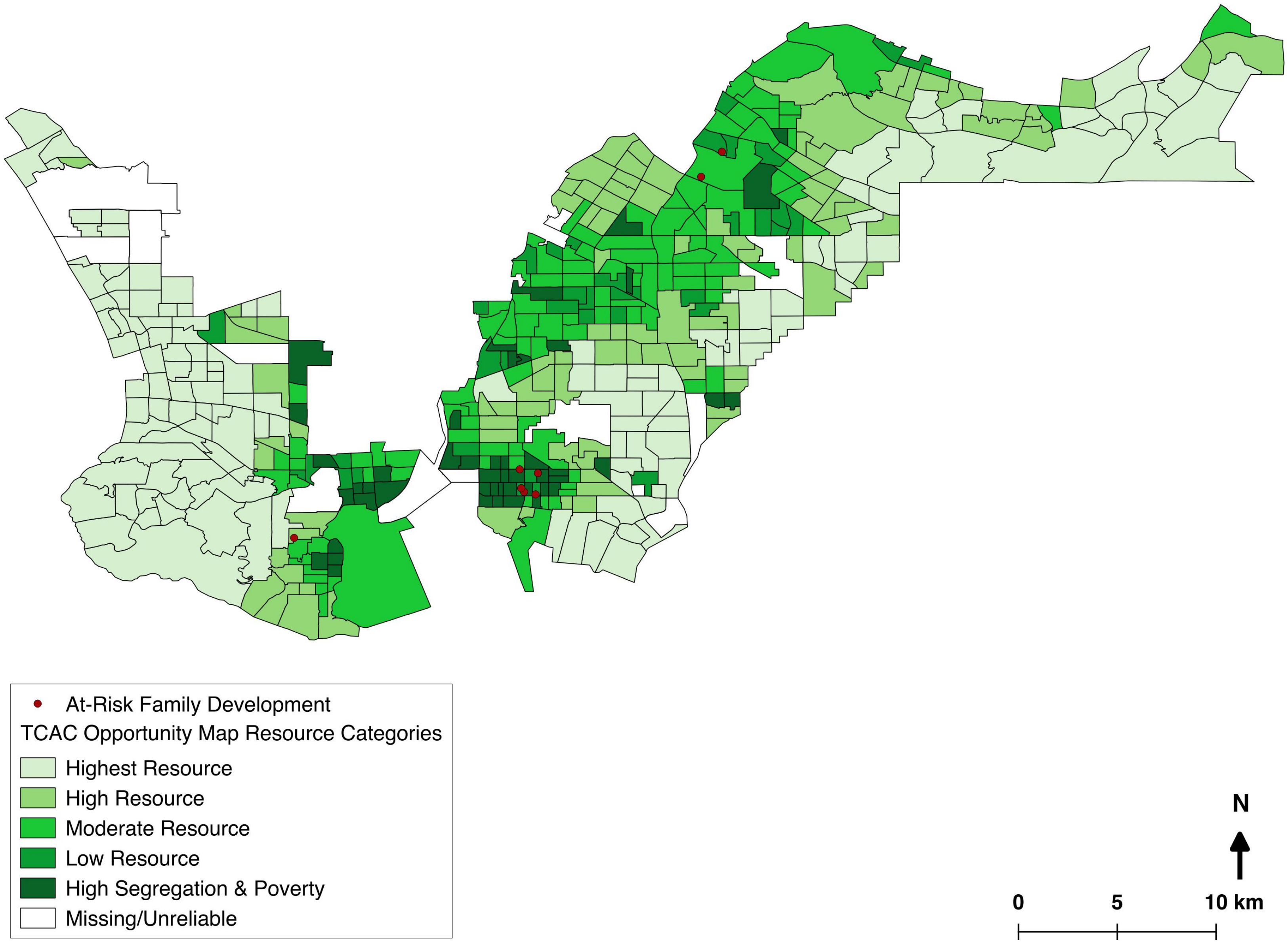
At-Risk Family Developments and Access to Opportunity in Supervisorial District 2



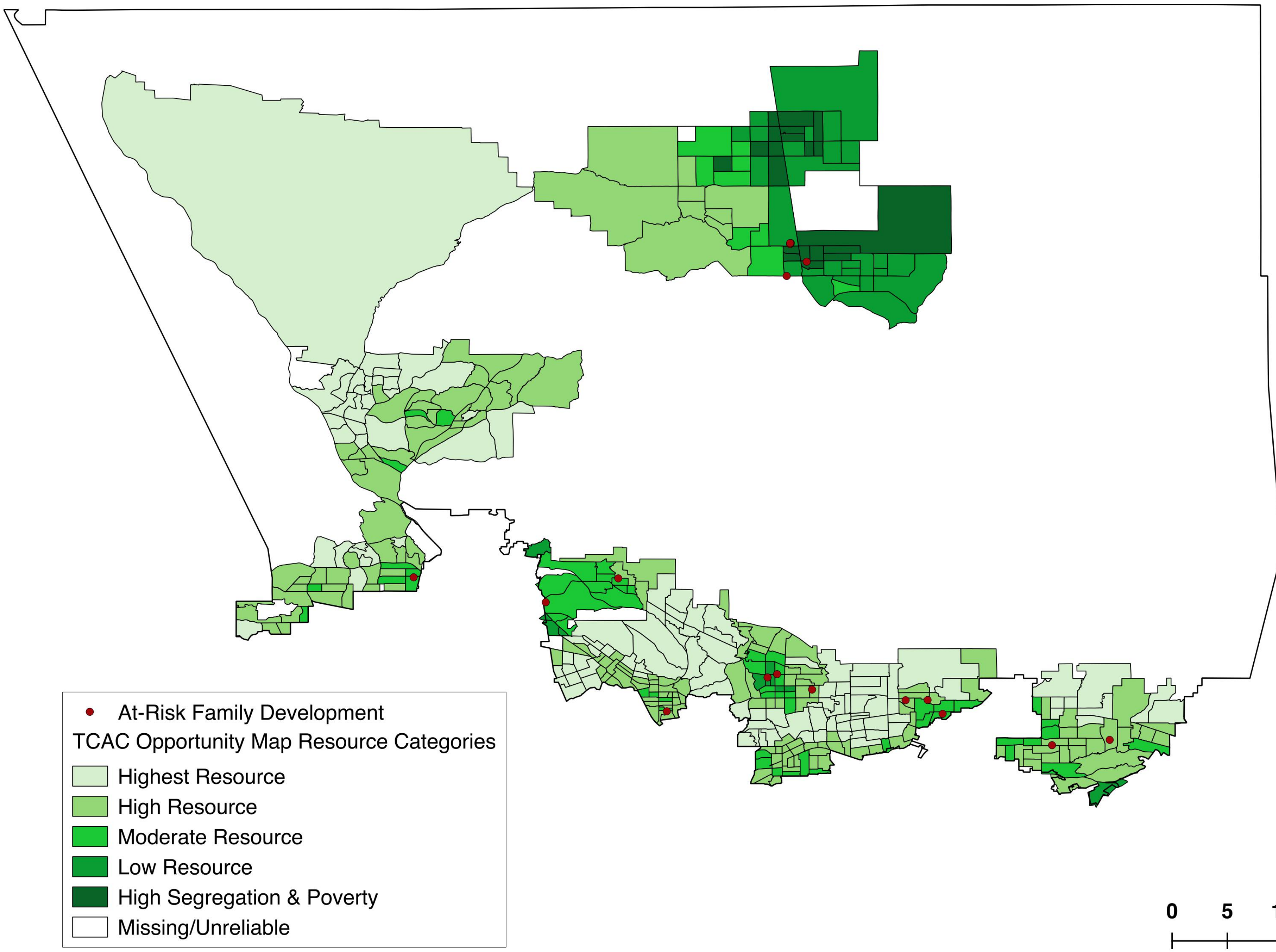
At-Risk Family Developments and Access to Opportunity in Supervisorial District 3



At-Risk Family Developments and Access to Opportunity in Supervisorial District 4

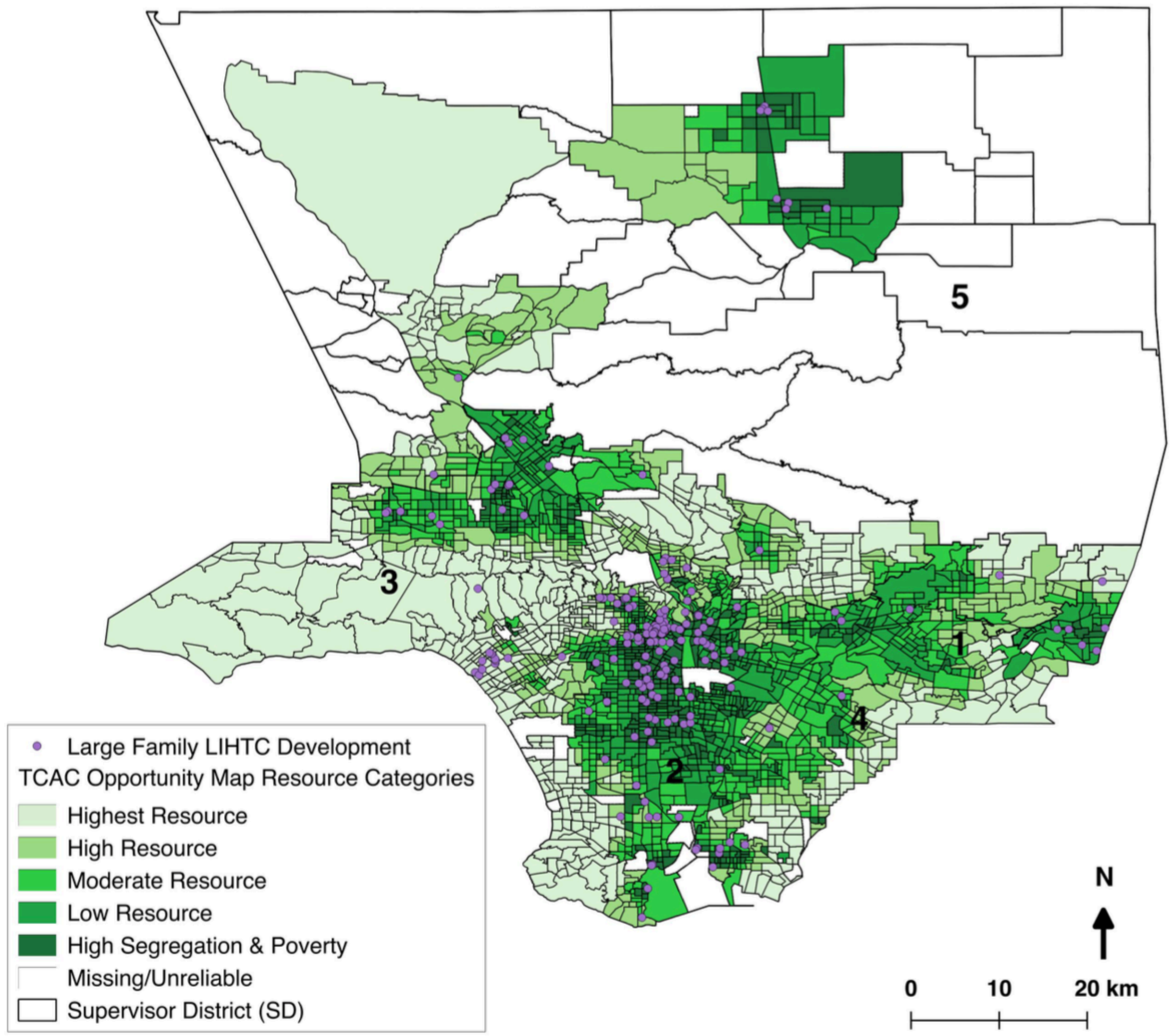


At-Risk Family Developments and Access to Opportunity in Supervisorial District 5



Large-Family, New Construction Developments Awarded 9% LIHTCs (2003-2017) and Access to Opportunity

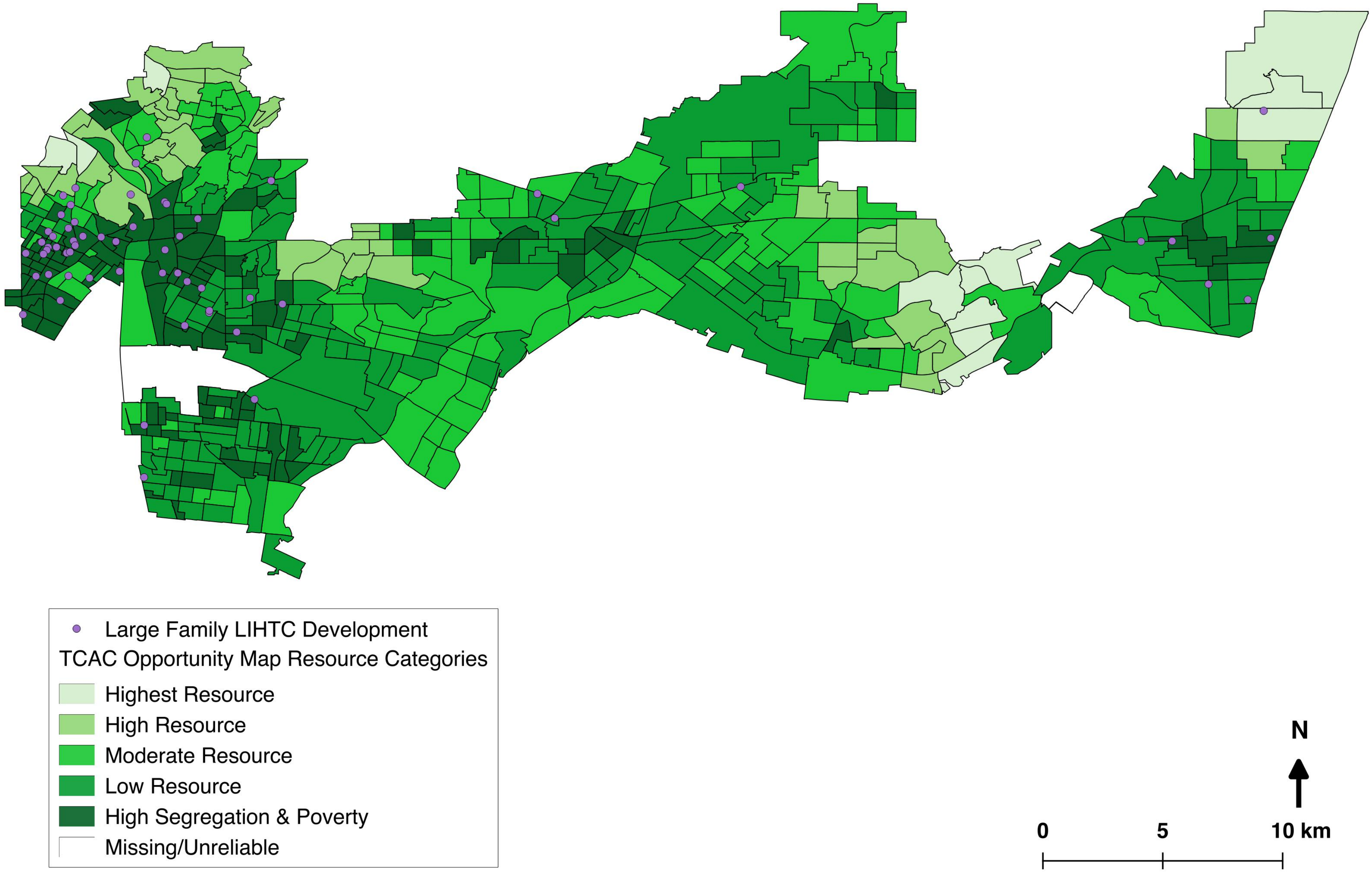
Large-Family, New Construction Developments Awarded 9% LIHTCs (2003-2017) and Access to Opportunity in Los Angeles County



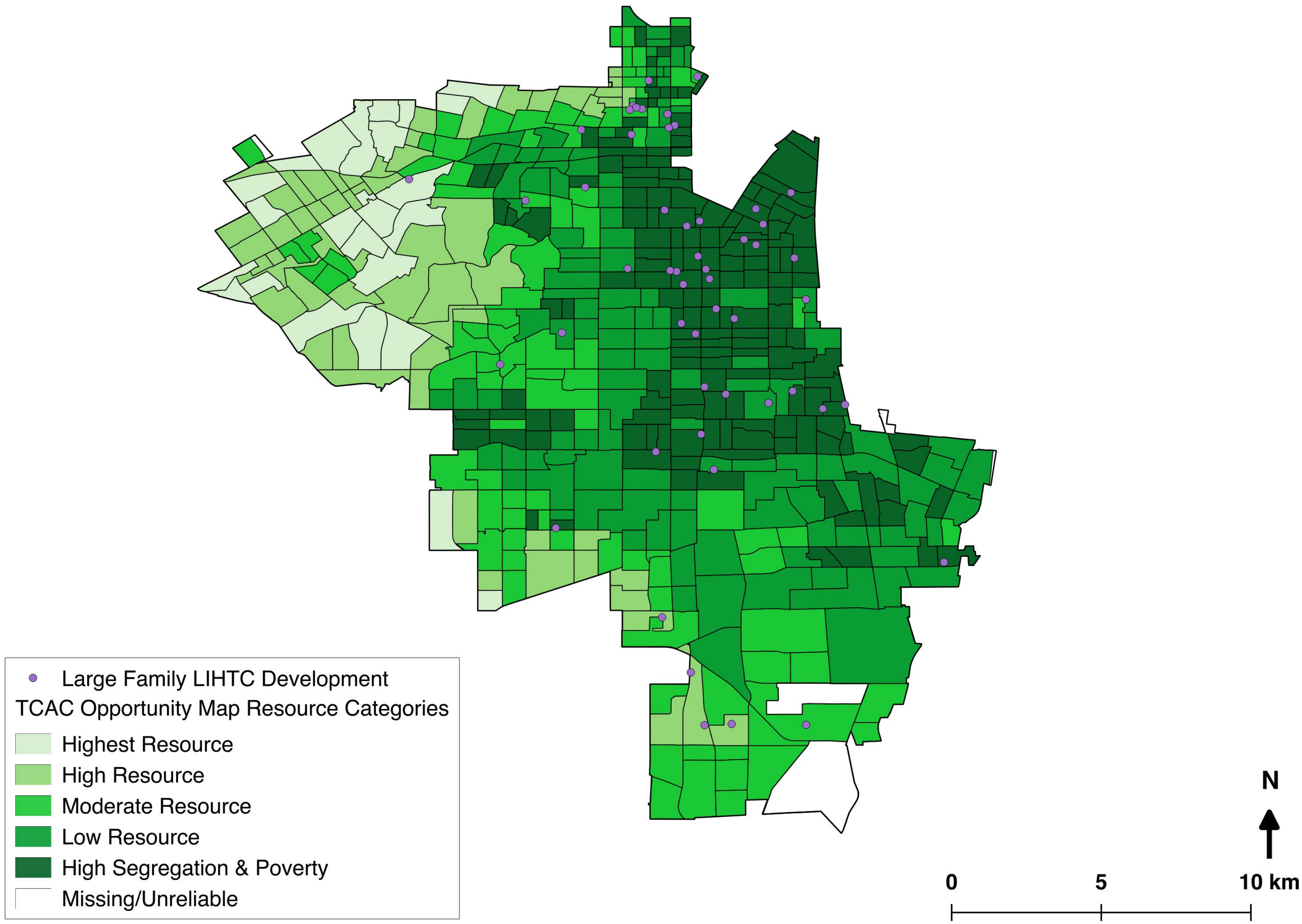
Affordable Homes in Large-Family, New Construction Developments in Los Angeles County Awarded 9% LIHTCs (2003-2017) Relative to TCAC Opportunity Map											
	Affordable Homes	High Segregation & Poverty		Low Resource		Moderate Resource		High Resource		Highest Resource	
	#	#	%*	#	%*	#	%*	#	%*	#	%*
SD 1	3,717	2,045	55%	982	26%	374	10%	241	6%	75	2%
SD 2	2,849	1,904	67%	270	9%	502	18%	153	5%	20	1%
SD 3	2,091	450	22%	455	22%	266	13%	165	8%	755	36%
SD 4	1,045	755	72%	0	0%	79	8%	211	20%	0	0%
SD 5	1,172	296	25%	270	23%	119	10%	487	42%	0	0%
County	**10,874**	**5,450**	**50%**	**1,977**	**18%**	**1,340**	**12%**	**1,257**	**12%**	**850**	**8%**

*Percentage of affordable homes in SD.

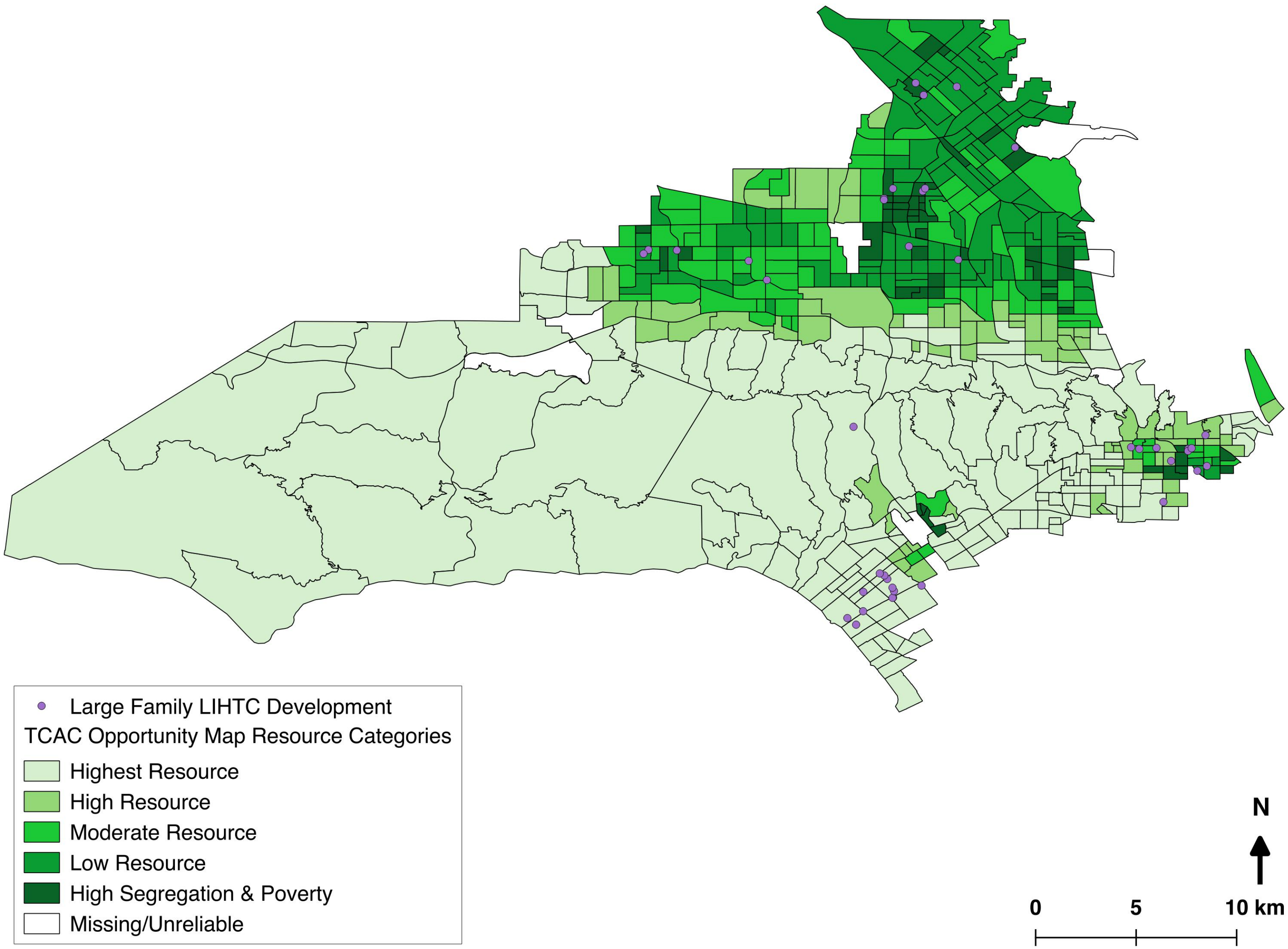
Large-Family, New Construction Developments Awarded 9% LIHTCs (2003-2017) and Access to Opportunity in Supervisorial District 1



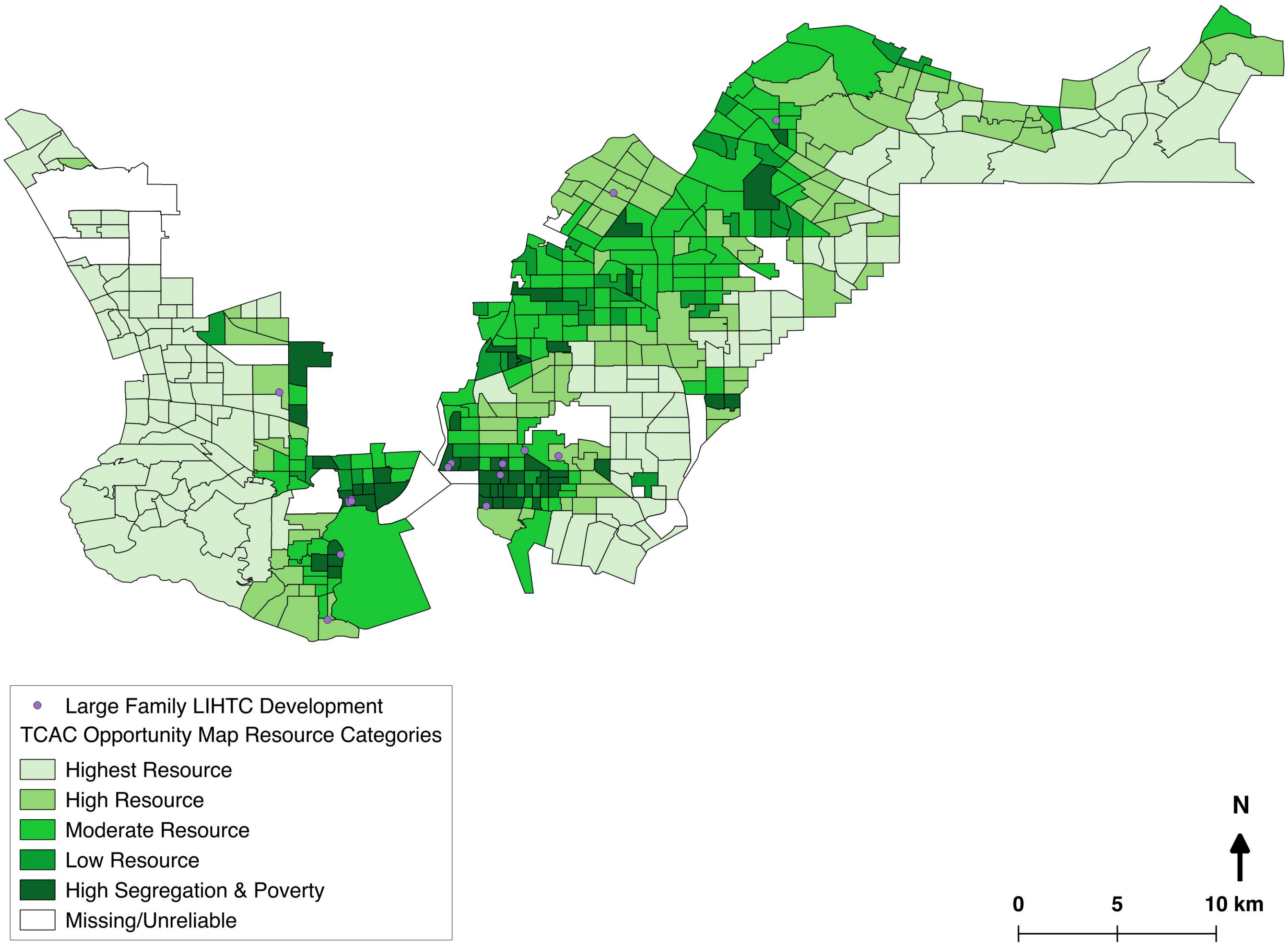
Large-Family, New Construction Developments Awarded 9% LIHTCs (2003-2017) and Access to Opportunity in Supervisorial District 2



Large-Family, New Construction Developments Awarded 9% LIHTCs (2003-2017) and Access to Opportunity in Supervisorial District 3



Large-Family, New Construction Developments Awarded 9% LIHTCs (2003-2017) and Access to Opportunity in Supervisorial District 4



Large-Family, New Construction Developments Awarded 9% LIHTCs (2003-2017) and Access to Opportunity in Supervisorial District 5