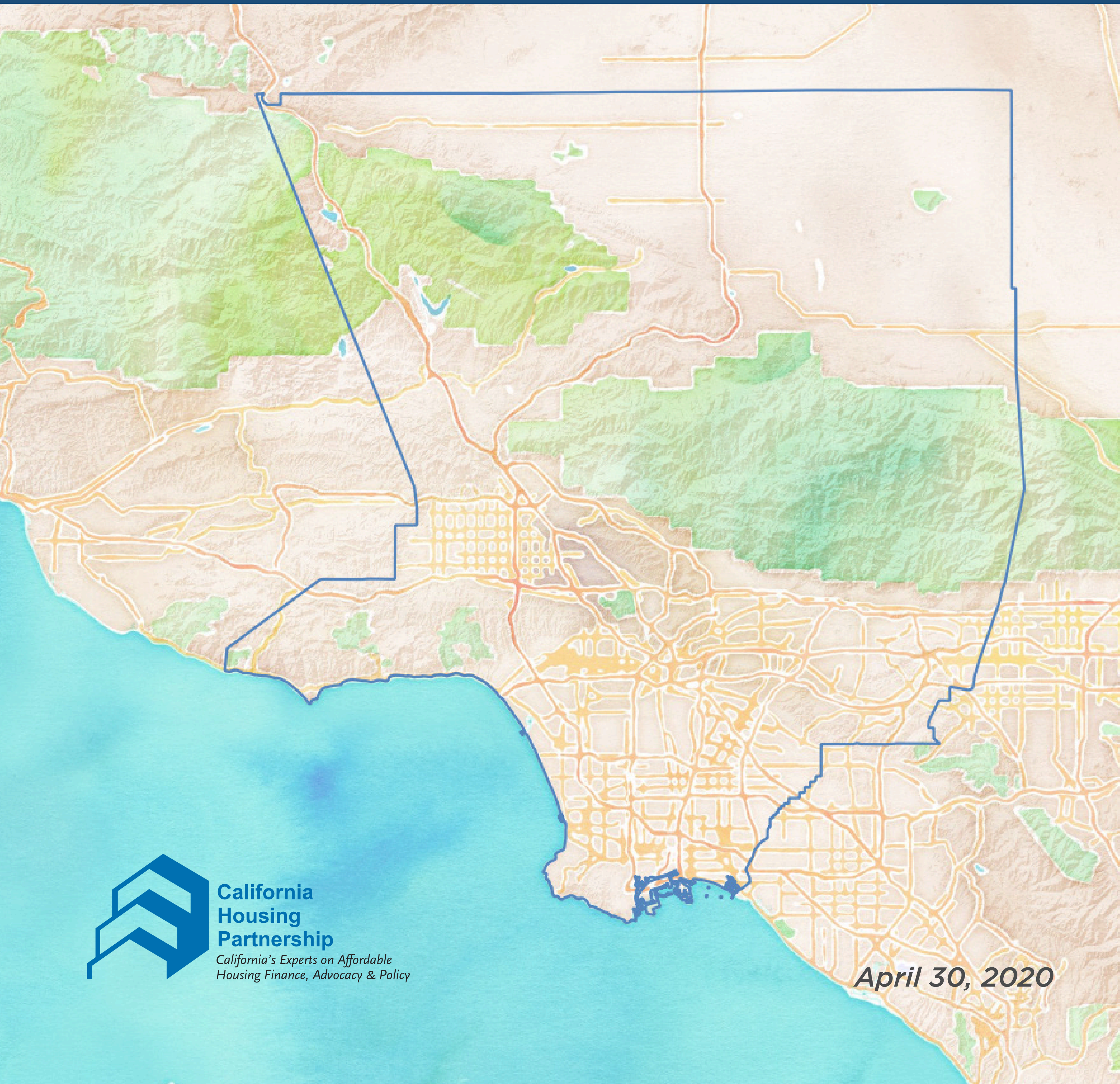
2020 LOS ANGELES COUNTY

Annual Affordable Housing Outcomes Report



California Housing Partnership

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

April 30, 2020

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EXECUTIVE SUMMARY

BACKGROUND

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

Completing each section of the 2020 Report involved both data analysis and stakeholder engagement to confirm key findings and ensure sensitivity to local context. The Committee reviewed each section of the Report and solicited feedback through a series of public meetings from February through April 2020. These meetings were attended by County agency heads and managers, Board of Supervisors staff, and community advocates. The input gathered in these meetings was invaluable in ensuring that the Report is as comprehensive as possible to the County for furthering its efforts to confront the local housing affordability and homelessness crisis.

REPORT STRUCTURE

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

- Section 1. Affordable Housing Need
- Section 2. Affordable Rental Housing Inventory and Risk Assessment
- Section 3. County-Administered Affordable Rental Housing Resources
- Section 4. Neighborhood Characteristics and Development Costs
- Section 5. Recommendations

KEY FINDINGS (SECTIONS 1-4)

In the past two years, Los Angeles County and partner local jurisdictions have helped developers and service providers leverage state and federal resources to create more than 119,000 affordable homes, a seven percent increase from 2018. They have done this by investing locally-controlled funding into affordable housing production, preservation, and rental and operating subsidies, as well as promoting policies such as density bonuses.

Although the gradually expanding inventory of affordable homes and rental assistance programs in the County—including a 193 percent increase in NOFA funds between 2018 and 2019—are helping stem the tide of homelessness and address the affordability crisis, these resources are not yet commensurate with the need for affordable homes. As described in Section 1 of the Report, prior to the recent economic impacts stemming from the coronavirus pandemic that will disproportionately affect lower-income households, the County faced a shortfall of approximately 509,000 affordable homes to meet demand among renter households at or below 50 percent of area median income (AMI), and the Point-In-Time (PIT) Count revealed approximately 59,000 individuals experiencing homelessness in the County.[1]

In addition, severe housing cost burden—paying more than 50 percent of household income on rent and utilities—is also the norm among the County's lowest-income households. As documented in Section 1, 88 percent of deeply low-income (DLI) households, 74 percent of extremely low-income (ELI) households, and 40 percent of very low-income (VLI) households were severely cost burdened in 2018.[2]

The Report also provides an inventory of current affordable housing resources and identifies rental developments at both the County and Supervisorial District level that are at "very-high" and "high" risk of being converted to market rate within the next five years, according to the California Housing Partnership's latest assessment. The Report notes that rising rents and expiring restrictions have put the County at risk of losing approximately 8,900 existing affordable homes unless the County and other stakeholders take action to preserve them.

As noted in Section 4, 88 percent of these at-risk affordable homes in the County are located in transit-accessible neighborhoods, and six percent of these homes are located in areas that are both transit-accessible and in areas that either recently gentrified or are at risk of future gentrification. Losing any of these affordable homes would contribute to patterns of displacement of low-income people from the County's increasingly high-cost transit-rich and gentrifying neighborhoods. Further, eleven percent of the more than 4,000 affordable family homes in the County that are at risk of conversion to market are located in areas identified by the state as "High Resource" or "Highest Resource." These affordable homes would be particularly difficult and costly to replace, and losing them would worsen access to opportunity-rich neighborhoods for low-income families in the County.

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 align with the Board directive to support the production and preservation of affordable homes, including workforce housing and permanent supportive housing, for very low- and extremely low-income or homeless households.

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[1] The analysis in Section 1 uses Census data that does not reflect the economic hardship many lower-income households are facing—and will likely continue to face—as a result of changed economic conditions resulting from the coronavirus pandemic.
[2] DLI is 0-15% of AMI, ELI is 16-30% of AMI, and VLI is 31-50% of AMI.

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

The County's view of when these recommendations may be feasible to implement will understandably be affected by the changed economic circumstances resulting from the coronavirus pandemic. Recommendations in Section 5 are summarized as follows:

Increase Funding for Affordable Housing

1. Pursue a general obligation bond against the multifamily capital portion of the County's $100 million annual commitment for affordable housing, which would generate approximately $1.5 billion.
2. Lead a countywide discussion of housing production, preservation, and protection needs that establishes funding targets and builds public support for pursuing new revenue streams (e.g., gross receipts tax, head tax, parcel tax).
3. Pursue all available state resources for affordable housing production and preservation, including the Permanent Local Housing Allocation (PLHA) program and the Housing for Healthy California (HHC) program.

Ensure Long-Term Viability of Permanent Supportive Housing

4. Spearhead review of multi-departmental diversion funds to support the Flexible Housing Subsidy Pool's (FHSP) ability to carry out existing commitments and enable its growth over time.
5. Plan for each permanent supportive housing unit in the County to require $355,000 in services over its 55-year restriction term.

Increase Availability of Sites for Affordable and Mixed-Income Housing

6. Devote staff time and other resources necessary to accommodate the County's estimated Regional Housing Needs Allocation (RHNA) allocation of 90,000 homes through re-zonings and site identification through its Housing Element update.
7. Aid Los Angeles County jurisdictions' ability to plan for larger RHNA allocations through information sharing and technical assistance, including:
    a. Establishing an online housing issue information exchange for planning officials throughout the County; and
    b. Offering workshops and best practices around implementation of state housing and land use regulation, e.g. AB 1763 (density bonus) and AB 1486 (public lands), through the County Department of Regional Planning (DRP).
8. Expand a version of the City of Los Angeles's Transit Oriented Communities (TOC) program into unincorporated Los Angeles County.
9. Make appropriate vacant and underutilized County-owned sites available for affordable housing development.
10. Consider re-examining the County's prohibition on siting affordable housing within 500 feet of freeways, should the County substantially increase its investment in affordable housing, to

ensure public health benefits are weighed against site availability in communities of color in need of more affordable housing options. Explore high-quality environmental mitigation options as part of the solution.

11. Explore whether the County's implementation of Chapter 8 sales could include all tax-defaulted multifamily parcels and not just those which are both tax-defaulted and "substandard."

Support Innovative and Cost-Saving Strategies

12. Identify sites that would be appropriate for modular manufacturing and facilitate in expediting land use approvals and permitting for these facilities.
13. Waive excess design standards tied to County funding in order to reduce unnecessary costs.
14. Implement a schedule of two regularly-spaced County Development Authority (CDA) funding rounds per year to help developers synchronize with other competitive funding resources and thereby reduce holding costs.

Ensure Tenant Protections

15. Explore playing an active role in enforcing AB 1482 (rent cap and just cause eviction), which has no state-level enforcement mechanism.

Strengthen State and Federal Advocacy

16. As the most populous county in the country, Los Angeles County should take a more active role advocating for its interests in state and federal housing legislation and coordinate this advocacy with other state entities.

About the Author and Acknowledgments

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

LOS ANGELES COUNTY 2020 AFFORDABLE HOUSING DASHBOARD: A Countywide Snapshot

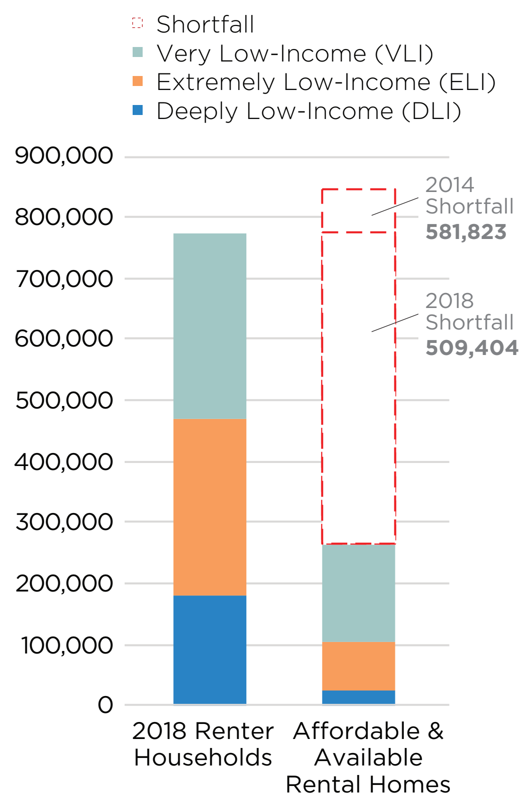
Affordable Housing Shortfall

Los Angeles County has a shortfall of 509,404 homes affordable to the lowest-income renters. The shortfall for a given income group is based on whether households at this income or below are living in a home that is affordable to their income group. The shortfall of affordable homes in Los Angeles County decreased by 72,419 homes between 2014 and 2018.

Housing Affordability Gap Analysis for Lowest Income Households

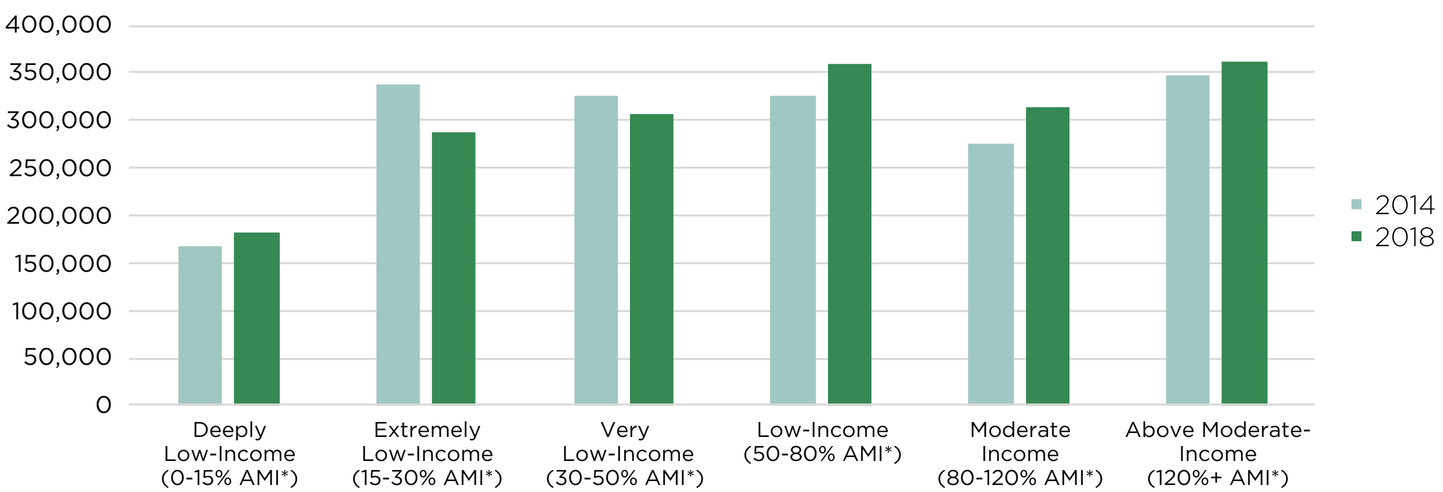
Renter Group	Cumulative Surplus or Deficit of Affordable Rental Homes*	% Change from 2014 to 2018
DLI	-157,219	↗ 4%
ELI	-365,056	↘ -13%
VLI	-509,404	↘ -12%

Source: *California Housing Partnership analysis of 2014-2018 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.*
**The surplus or deficit includes homes occupied by households at or below the income threshold of the income group.*



Los Angeles County Renter Households

Change in Los Angeles County Renter Households 2014-2018



Source: *California Housing Partnership analysis of 2014-2018 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.*
**Area Median Income (AMI)*

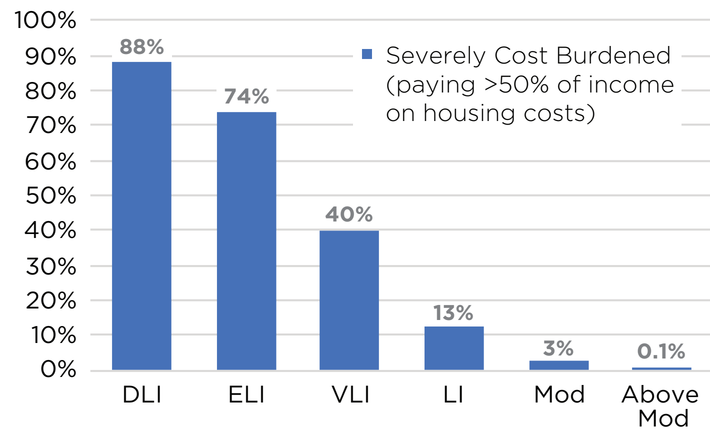
Los Angeles County Renter Households

Renter Group by Area Median Income (AMI)	Number of Renter Households 2018		% Change from 2014*
Deeply Low-Income (DLI) 0-15% AMI	181,311	↗	8%
Extremely Low-Income (ELI) 15-30% AMI	287,222	↘	-15%
Very Low-Income (VLI) 31-50% AMI	306,045	↘	-6%
Low-Income (LI) 50-80% AMI	359,706	↗	11%
Moderate-Income (Mod) 80-120% AMI	313,634	↗	14%
Above Moderate-Income (Above Mod) 120%+ AMI	361,424	↗	4%
TOTAL	**1,809,342**	↗	**2%**

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

Los Angeles County Severe Cost Burden

In Los Angeles County, lower-income renters are more likely than higher-income renters to spend more than half of their income on housing. Eighty-eight percent of households that earn less than 15% of area median income (AMI) and 74% of households that earn less than 30% of AMI are severely cost burdened, while only 3% or less of moderate or higher income renters experience this level of cost burden. Severe cost burden is defined as spending more than 50% of household income on housing costs.



Renter Group	Number of Severely Cost Burdened Households 2018		% Change from 2014*
DLI	159,927	↗	2%
ELI	211,522	↘	-16%
VLI	121,680	↘	-11%
LI	45,743	↗	17%
Mod	7,928	↗	25%
Above Mod	230	↘	-88%
TOTAL (All Income Groups)	**547,030**	↘	**-8%**

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

Affordable Housing Inventory

Rental Housing and At-Risk Properties in Los Angeles County

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

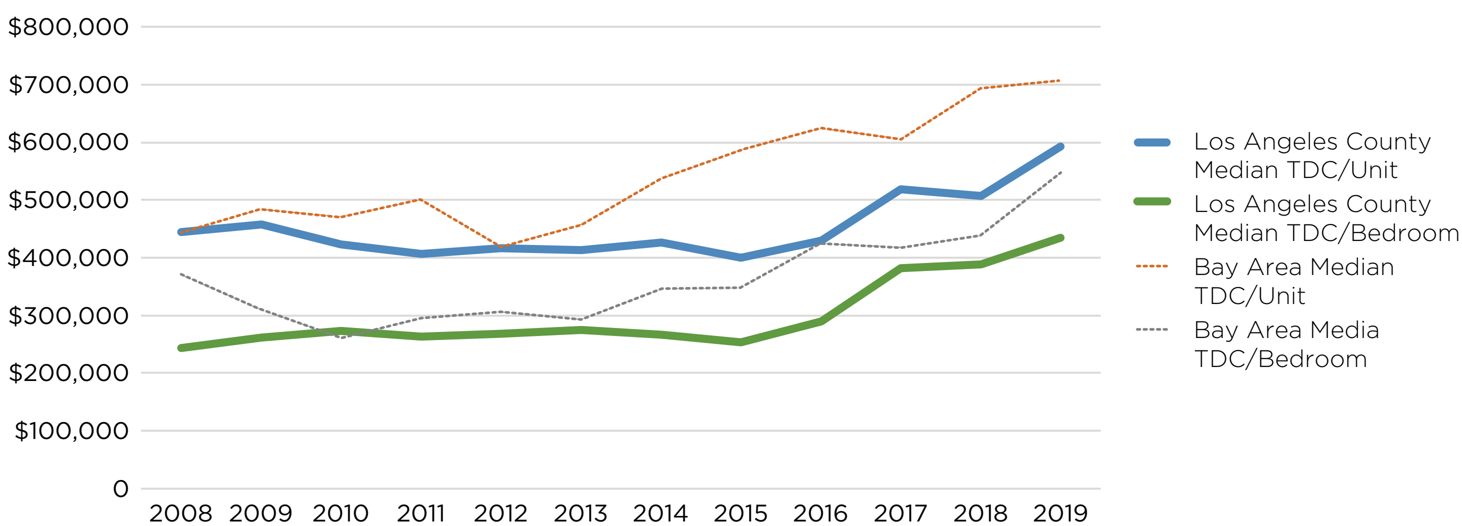
Supervisorial District (SD)	At-Risk Affordable Homes*	County-Administered Affordable Homes**	Affordable Homes
SD 1	2,165	7,189	34,043
SD 2	2,461	8,883	33,548
SD 3	2,348	3,448	22,652
SD 4	565	3,744	14,899
SD 5	1,334	3,140	14,612
TOTAL (County)	**8,873**	**26,403**	**119,754**

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

Cost of Developing New Affordable Housing

Development Cost in Los Angeles County

Median total development costs for new Low-Income Housing Tax Credit (LIHTC) affordable developments in Los Angeles County fluctuated between 2008 and 2013, and then steadily increased between 2013 and 2019. In 2019, per-unit costs were $180,725 higher and per-bedroom costs were $159,518 higher, a 44% and 58% increase from 2013, respectively.

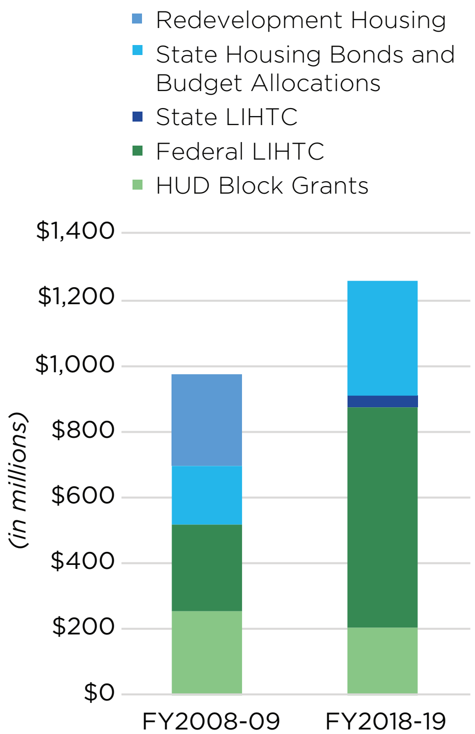


Source: *California Housing Partnership analysis of TCAC projects database, 2008-2019.*

Investments in Affordable Housing

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

State funding decreased 15% while federal funding increased 68% for housing production and preservation in Los Angeles County from FY2008-09 to FY2018-19.



Funding Sources	FY2008-09	FY2018-19	% Change
Redevelopment Housing	$274,787,841	$0	-100%
State Housing Bonds & Budget Allocations	$177,835,573	$347,198,543	95%
State LIHTC	$0	$36,696,028	N/A
STATE TOTAL	**$452,623,414**	**$383,894,571**	**-15%**
Federal LIHTC	$268,645,760	$667,922,072	149%
HUD Block Grants	$252,195,657	$207,608,396	-18%
FEDERAL TOTAL	**$520,841,417**	**$875,530,468**	**68%**

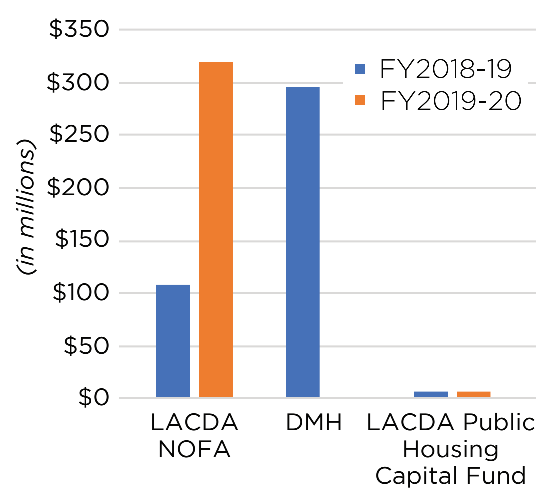
Source: *California Housing Partnership analysis of 2008-2009 annual Redevelopment Housing Activities Report; 2008-2009 and 2018-2019 Annual HCD Financing Assistance Programs Reports; 2008-2009 and 2018-2019 HUD CPD Appropriations Budget Reports; 2018-2019 California Strategic Growth Council, Affordable Housing Sustainable Communities Program 2008-2009 and 2018-2019 federal and state Low-Income Housing Tax Credits.*

County Capital Investments in Affordable Housing

The LACDA NOFA funded 3,539 affordable homes in 2019. LACDA allocated almost $7 million of the Capital Fund Program to rehabilitate homes across their portfolio of 68 affordable housing developments. The Department of Mental Health (DMH) invested in 5,078 affordable homes in 2019.

Department	FY2019-20 Expenditures*	% Change from FY2018-19**	Total Homes Funded in 2019
LACDA NOFA	$319,380,800*	193%**	3,539
LACDA Public Housing Capital Fund	$6,944,772	-1%	N/A***
DMH	$0	-100%	5,078
TOTAL	**$326,325,572**	**-42%**	**8,617**

Note: *Table only includes affordable homes that received capital funding. Homes may have received funding from multiple departments and may not yet be placed in service.*
**Represents calendar year 2019 NOFA funding.*
***Change from 2018 NOFA funding*
****Funding used to rehabilitate public housing developments.*



Section 1. Affordable Housing Need

Overview

This section of the Report documents affordable housing need in Los Angeles County ("County") by measuring the availability of affordable homes ("Gap Analysis"), housing cost burden ("Cost Burden Analysis") and overcrowding by income group ("Overcrowding Analysis"), as well as homelessness ("Homelessness in Los Angeles County"). Leveraging five years of American Community Survey (ACS) data and Point-in-Time (PIT) Counts, this section looks at trends over time using countywide and Supervisorial District data.

Data Sources and Methodology

Data Sources

The Gap, Cost Burden, and Overcrowding analyses use data from the American Community Survey (ACS) Public Use Microdata Sample (PUMS). The ACS is an ongoing, annual survey conducted by the U.S. Census Bureau that collects detailed population and housing data for households throughout the United States. PUMS data is available for individuals and households, whereas the ACS aggregates data to a specific geography (state, county, zip code, census tracts, etc.). Accordingly, PUMS data is flexible and allows more complex analysis.

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

Determining Household Income Groups and Rent Affordability

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

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

Because HUD income limits are adjusted upward from actual income levels in Los Angeles County, a higher proportion of the County's households fall into the DLI, ELI, VLI and LI groups than otherwise would be the case. The adjusted income levels also mean that households at the lower end of each income range may find that rents set at the maximum allowable price for the adjusted income levels are high in relation to their income. Rent affordability is determined by the income needed to afford rent and utilities without spending more than 30 percent of household income.

Table 1 shows the 2018 HUD-adjusted income limits for each income group:

TABLE 1: LOS ANGELES COUNTY INCOME LIMITS WITH HUD ADJUSTMENTS (2018)

AMI (4-Person Household)	Standard HUD Income Groups	Income Limit for 4-Person Household (HUD-adjusted)*	Adjusted HUD Limit as % of AMI	Affordable Monthly Rent**
$69,300	DLI (<15% AMI)	$14,540	21%	$364
	ELI (16-30% AMI)	$29,050	42%	$726
	VLI (31-50% AMI)	$48,450	70%	$1,211
	LI (51-80% AMI)	$77,500	112%	$1,938
	Moderate (81-120% AMI)	$116,280	168%	$2,907
	Above Moderate (> 120% AMI)	> $116,280	> 168%	> $2,907

Source: Los Angeles County Income Limits. 2018. U.S. Housing and Urban Development Department (HUD). Website: https://www.huduser.gov/portal/datasets/il.html#2018_data.
**The Los Angeles County income levels are upwardly adjusted for high housing costs using the VLI 4-person household as the basis for all other income calculations for HUD's income groups. The ELI, VLI and LI income groups are provided by HUD, while DLI, moderate-income and above moderate-income are generated using HUD-provided ratios.*
***The defined 'Affordable Monthly Rent' is affordable for households at the income threshold.*

SUPERVISORIAL DISTRICTS

Each of the four topics considered in Section 1—gap, cost burden, overcrowding, and homelessness—are examined for the whole of Los Angeles County and by Supervisorial District (SD). There are five SDs in the County. SD-specific analysis draws from two years of Census data to generate reliable results due to small population sizes in some SDs. Thus, all SD data points are two-year averages.

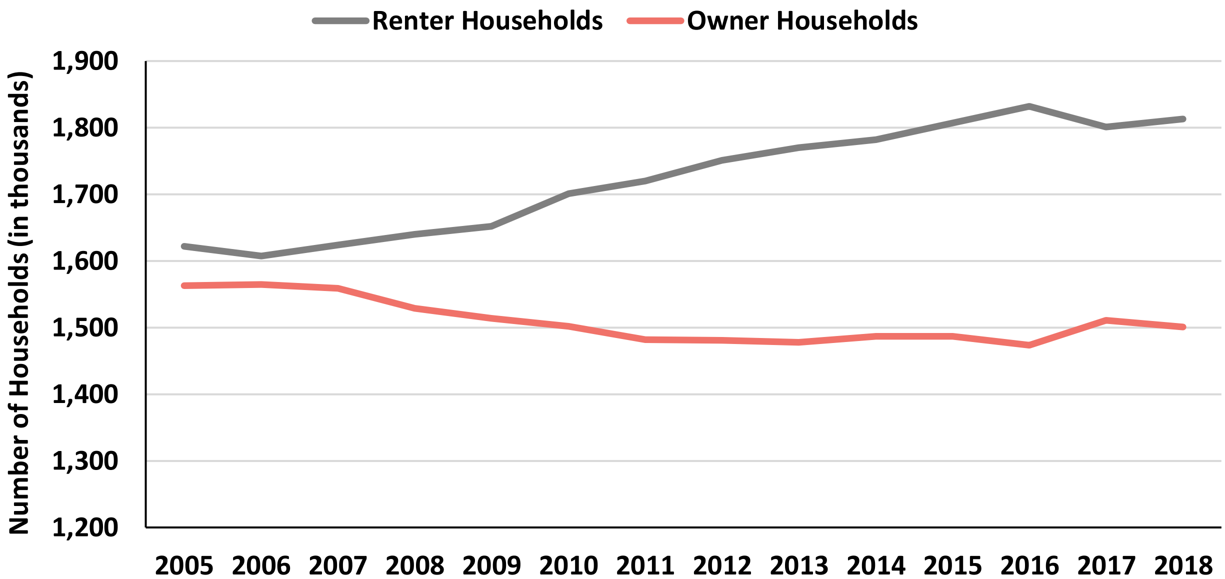
For more information on the methodology used to determine income groups and rent affordability, see Appendix A: Methodology.

HOUSING TENURE TRENDS IN LOS ANGELES COUNTY

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

More than half of Los Angeles County households live in rental housing. Demand for rental homes has grown at a consistent pace for more than a decade; from 2006 through 2016, the County added an average of 22,500 renter households per year (see Figure 1). From 2005 to 2018, the number of renter households increased by 12 percent, while the number of owner households declined by 4 percent.

FIGURE 1: CHANGE IN LOS ANGELES COUNTY HOUSEHOLDS BY TENURE (2005-2018)



Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2005-2018.

CHANGES IN RENTER HOUSEHOLDS BY INCOME

While households across most incomes, ages, race and ethnicities helped fuel the growth of renters across the County, the trends in higher-income households are particularly noteworthy.

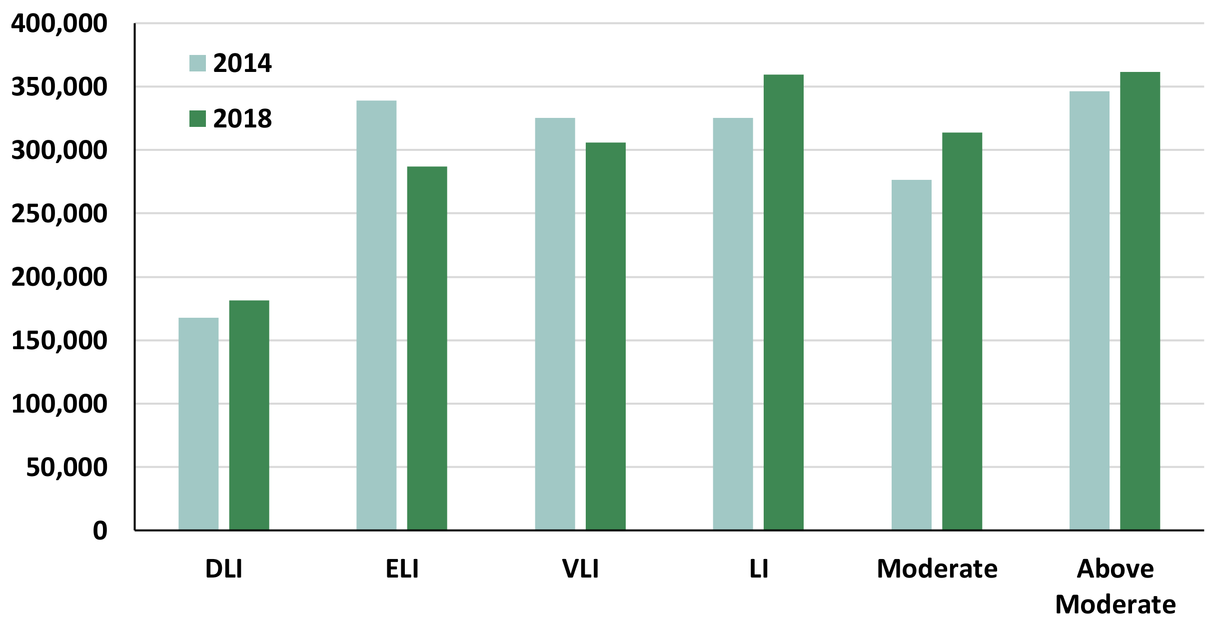
According to the American Community Survey, median household income has risen over the past several years in Los Angeles County; median renter income increased substantially to $50,323 in 2018, up $3,315 (7 percent) from 2017 and $6,976 (16 percent) from 2016. Increasing renter incomes could reflect wage growth but—as in this case—could also be driven by changes in the composition of the renter population, such as more affluent households renting instead of purchasing homes, high-income renters migrating in, or lower-income renters migrating out. For example, when comparing the distribution of renter households in each income group between 2014 and 2018, the share of renter households in the ELI and VLI income groups fell, while the share of households in the LI, moderate-income and above moderate-income groups increased (see Table 2 and Figure 2). Similarly, the number of LI, moderate-income and above moderate-income households increased—by eleven percent, 14 percent and four percent, respectively. During the same time period, the number of ELI and VLI renter households declined by 15 percent and six percent, respectively, while DLI renter households increased by eight percent.

TABLE 2: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS (2014-2018)

Income Group	Number of Households in 2018	% Change from 2014*	Share of Renter Households in 2014	Share of Renter Households in 2018
DLI	181,311	+8%	9%	10%
ELI	287,222	-15%	19%	16%
VLI	306,045	-6%	18%	17%
LI	359,706	+11%	18%	20%
Moderate	313,634	+14%	16%	17%
Above Moderate	361,424	+4%	20%	20%
Total	**1,809,342**	**+2%**	**100%**	**100%**

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

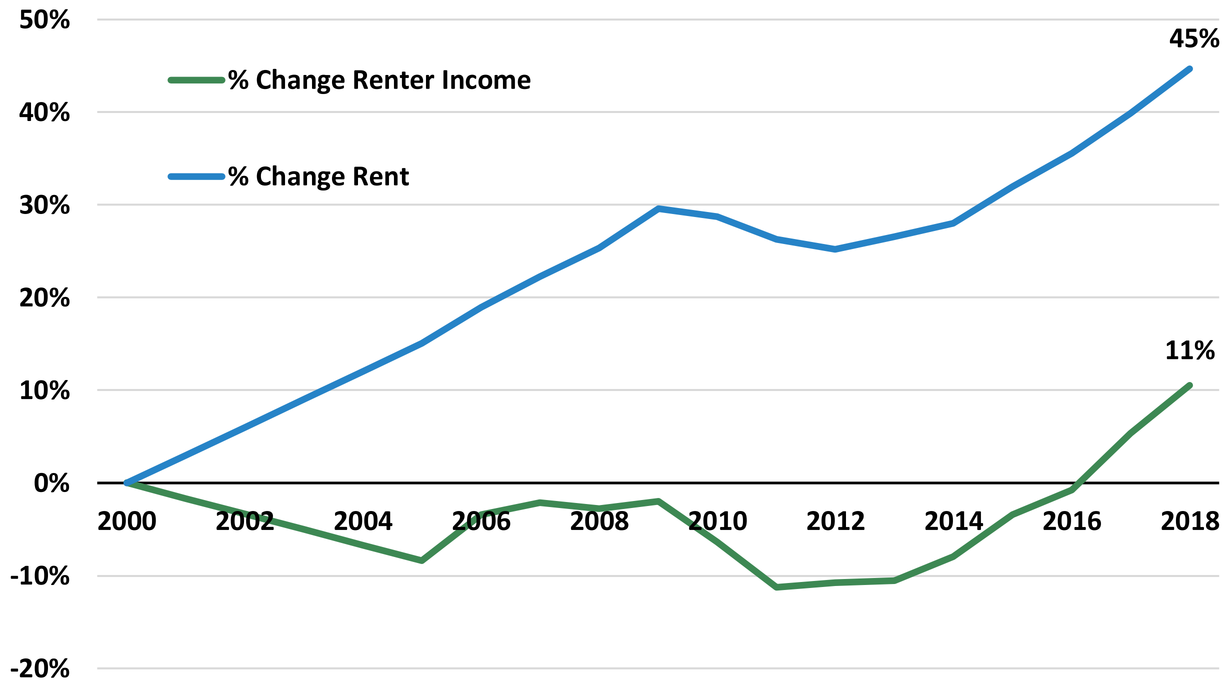
FIGURE 2: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY INCOME GROUP (2014-2018)



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

Despite the increase in median renter income, the gap between median renter income and median rent in Los Angeles County persisted in 2018, though the rate of income growth has increased in recent years. Due to the recessions of the 2000's, renter incomes remained below 2000 levels until 2016. However, despite the modest income growth of recent years, the gap between income and rents persists. After adjusting for inflation, median renter household income rose 11 percent from 2000 to 2018, while rents rose 45 percent (see Figure 3).

FIGURE 3: MEDIAN RENTER HOUSEHOLD INCOME VERSUS MEDIAN RENTS IN LOS ANGELES COUNTY (2000-2018)*



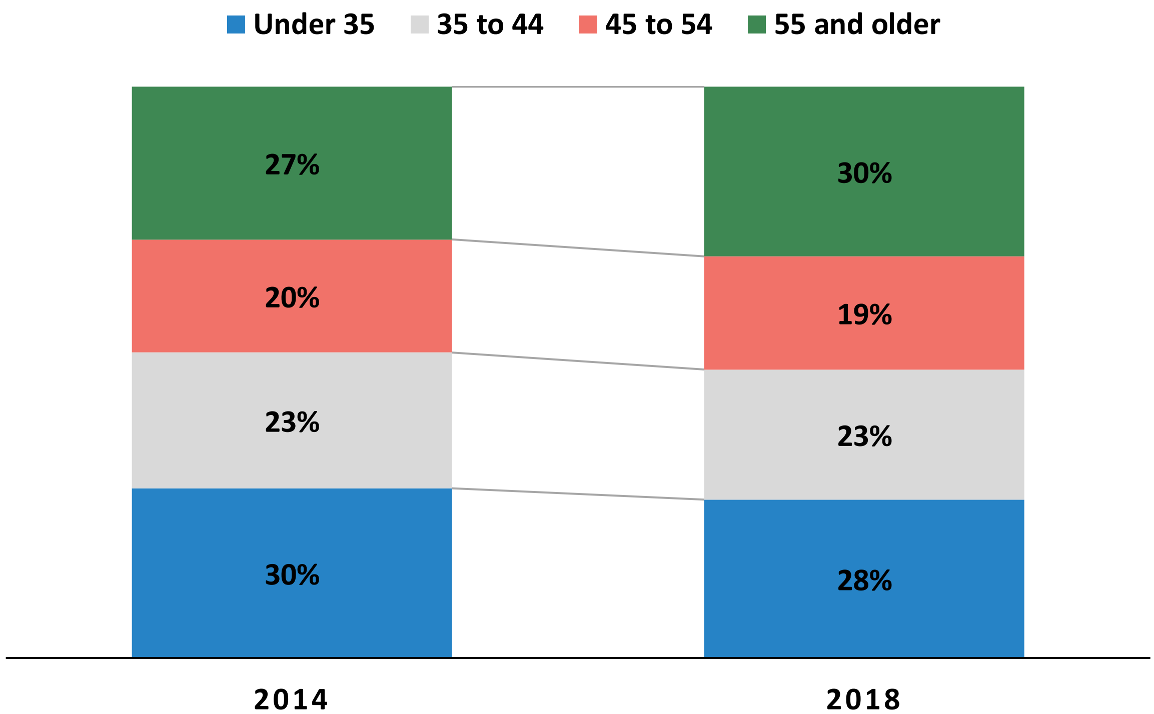
Source: California Housing Partnership analysis of U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2503, 2000-2018.
**Median renter income and rent from 2001-2004 are estimated trends. Median renter income and rent are inflation adjusted to 2018 dollars.*

CHANGES IN RENTER HOUSEHOLDS BY AGE

Growth in renter households may also have been driven by higher rates in renting among older populations (see Figure 4). The share of renter households headed by individuals above the age of 55 increased by three percentage points from 2014 to 2018—from 27 percent to 30 percent. During this same five-year period, the share of renter households headed by individuals below the age of 35 declined by two percentage points—from 30 percent to 28 percent. Much of this increase appears to reflect changes in the age composition of the County's population; this trend is approximately the same for the County's total population and for owner-occupied households as well.[3]

[3] For more data on demographic trends in Los Angeles County, including data on household age (for the total population and for owners), see Appendix B: Full Data Findings, Section 1.

FIGURE 4: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY AGE GROUP (2014-2018)



Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2018.

While the number of renters has increased across most populations since the Great Recession—with larger increases among higher-income and older households—younger, lower-income, and households of color remain the most likely to rent.[4] Finding an affordable and appropriately-sized rental home continues to be a challenge for households with lower incomes. The following subsets of Section 1 explore these challenges in detail.

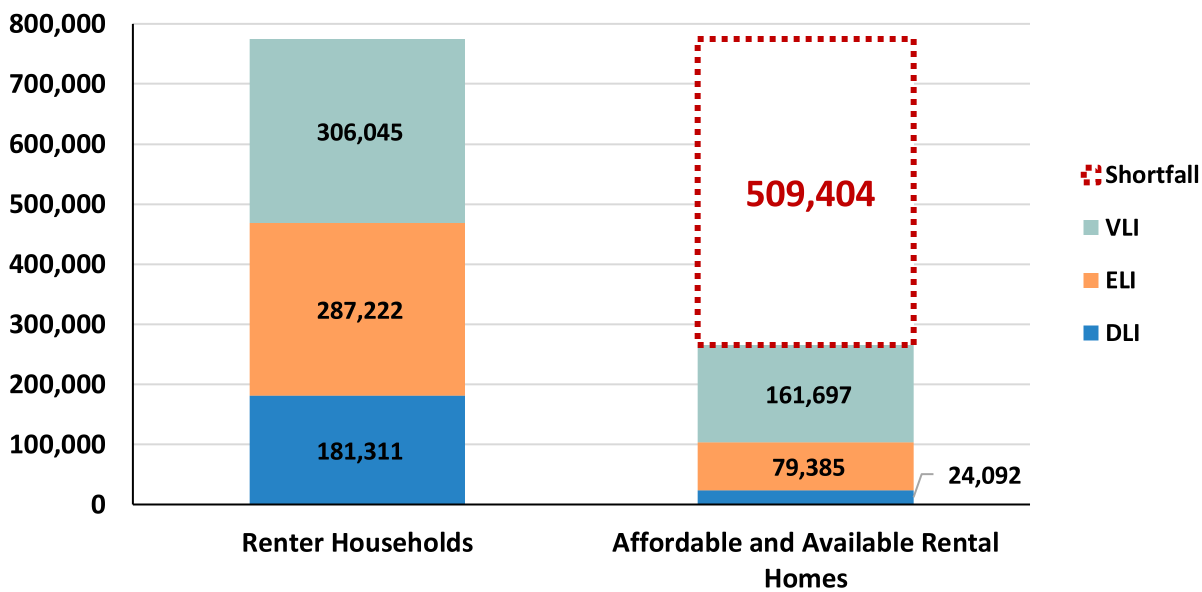
[4] U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2018.

Gap Analysis

This Gap Analysis assesses housing affordability for each income group in the County by comparing the number of renter households in each group to the number of rental homes affordable and available to them. In this analysis, a rental home is considered "affordable and available" if a household spends (or would need to spend) no more than 30 percent of its income on rent and utilities and is either vacant or occupied by a household at or below the income group threshold.[5] Both occupied and vacant homes are included because, together, they represent the total stock of rental homes affordable to households of each income group.

Of the 1.81 million renter households living in Los Angeles County, 774,578 (43 percent) are from the lowest income groups (DLI, ELI and VLI). Meanwhile, only 265,174 rental homes are affordable and available to these households, resulting in a shortfall of 509,404 affordable rental homes (see Figure 5). In other words, more than half a million—nearly two thirds—of the County's lowest income households do not have access to affordable housing.[6]

FIGURE 5: LOS ANGELES COUNTY AFFORDABLE RENTAL HOUSING SHORTFALL (2018)



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

The available supply of affordable and available rental homes increases for households with higher incomes. Only 13 rental homes are affordable and available for every 100 DLI renter households—and not occupied already by a higher income group (see Figure 6). The numbers are marginally better for ELI and VLI renter households with 22 and 34 affordable and available rental homes for every 100 ELI and VLI renter households respectively. Low-income households fair better with 80 rental homes affordable

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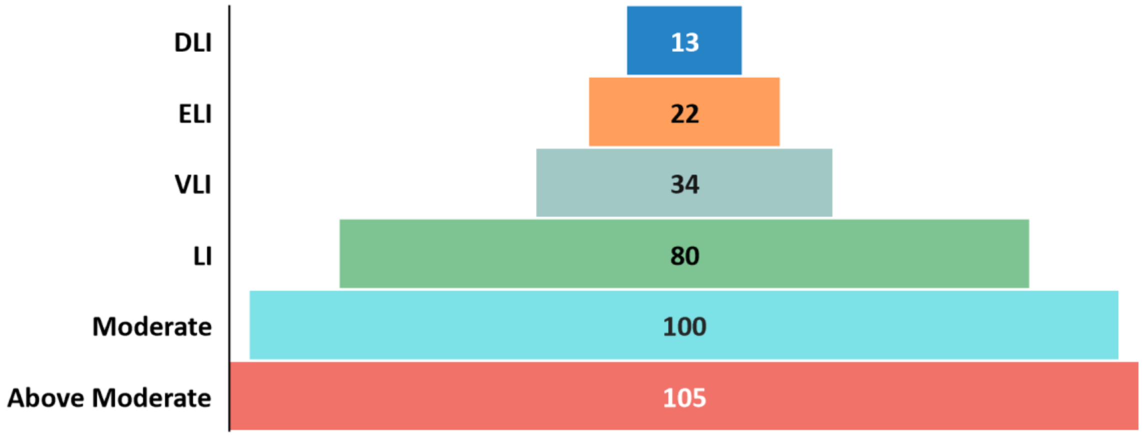
[5] National Low Income Housing Coalition. "The Gap: A Shortage of Affordable Rental Homes." Website: https://nlihc.org/gap.
[6] The shortage of affordable homes described above does not account for individuals and families experiencing homelessness due to limitations of ACS PUMS housing data.

and available for every 100 households. The supply of affordable and available rental homes is in balance for moderate-income households, while above moderate-income households actually have a small surplus at 105 homes affordable and available per 100 renter households.

FIGURE 6: AFFORDABLE AND AVAILABLE RENTAL HOMES PER 100 RENTER HOUSEHOLDS (2018)



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

Higher-income households occupy a large share of rental homes affordable to lower-income renters. Sixty-seven percent of homes affordable to DLI households are occupied by renters in higher income groups. Similarly, 33 percent and 29 percent of homes affordable to ELI and VLI households are occupied by renters in higher income groups, respectively. See Table 3 for detailed housing affordability gap analysis data for Los Angeles County in 2018.

TABLE 3: GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP (2018)

	DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
Households within Income Group	181,311	287,222	306,045	359,706	313,634	361,424	1,809,342
All Households (Cumulative)	181,311	468,533	774,578	1,134,284	1,447,918	1,809,342	N/A
Rental Homes "Affordable and Available" (Cumulative)	24,092	103,477	265,174	902,823	1,452,441	1,898,273	
Cumulative Surplus or Shortfall of Affordable Rental Homes	**-157,219**	**-365,056**	**-509,404**	**-231,461**	4,523	88,931	
% of Homes Affordable but Unavailable*	67%	33%	29%	23%	15%	0%	

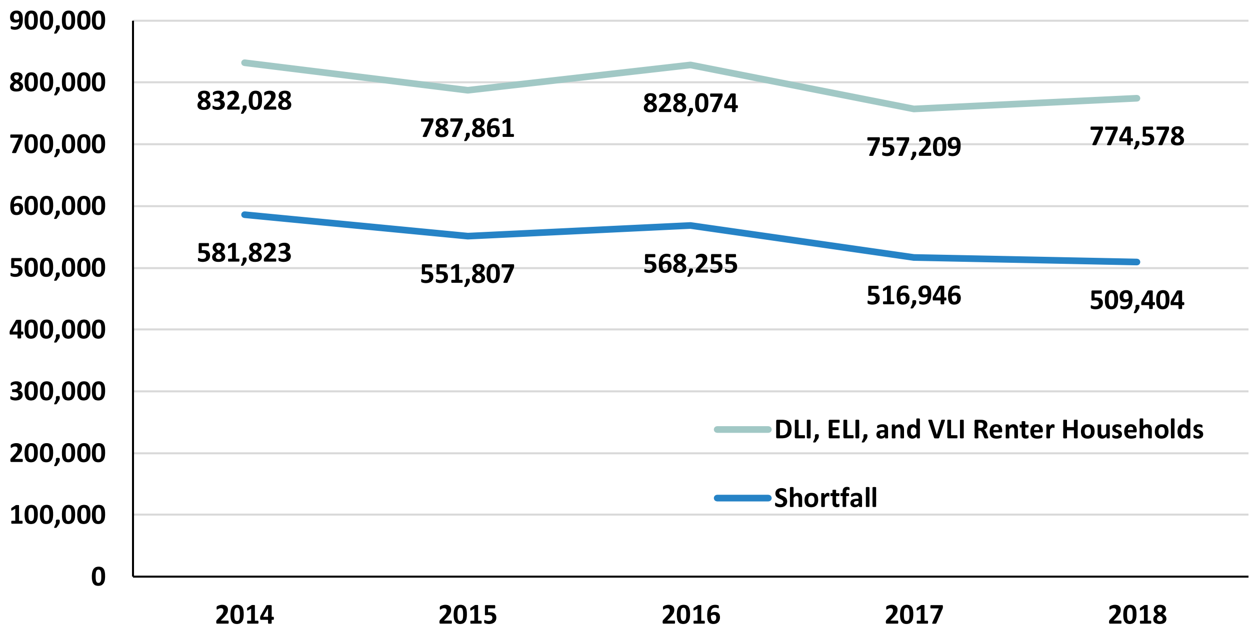
Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

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

Gap Analysis Historical Trends

Figure 7 shows the historical shortfall of affordable and available homes for the lowest income households in Los Angeles County from 2014 to 2018.[7] While the 12 percent decline during this period may be in part a result of the concurrent decrease in DLI, ELI and VLI households in the County (7 percent across these three income groups), the fact that the decrease in the shortfall outpaced the decline in the lowest income renter households indicates that other factors—such as the County investments and programming described in detail in Sections 2 and 3 of this Report—may have contributed to the shortfall's gradual decline.

FIGURE 7: LOS ANGELES COUNTY AFFORDABLE RENTAL HOUSING SHORTFALL (2014-2018)



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

Gap Analysis by Supervisorial District

A summary of the affordable housing gap analysis by household income group for each Supervisorial District (SD) is shown below in Table 4. Predictably, the SDs with the largest number of DLI, ELI and VLI households—SDs 2 and 3—have the largest shortfall of affordable and available homes for those households. However, affordability challenges for the lowest income households are relatively consistent across each SD. For example, across all five SDs, fewer than 15 rental homes are affordable and available for every 100 DLI renter households while no more than 25 are affordable and available for every 100 ELI renter households and no more than 40 exist in any SD for every 100 VLI renter

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

households. However, every SD has a surplus of homes affordable and available to above moderate-income households.

TABLE 4: HOUSING AFFORDABILITY GAP ANALYSIS FOR RENTER HOUSEHOLDS BY SUPERVISORIAL DISTRICT*

	Supervisorial District	DLI	ELI	VLI	LI	Moderate	Above Moderate
Cumulative Surplus or Shortfall of Affordable Rental Homes	SD 1	-26,589	-75,146	-98,829	-28,833	-603	9,661
	SD 2	-44,788	-108,727	-146,729	-52,172	-318	19,293
	SD 3	-34,009	-84,279	-127,917	-82,731	-13,392	23,476
	SD 4	-19,689	-55,385	-84,919	-39,616	142	13,175
	SD 5	-25,551	-59,832	-84,206	-48,396	-1,600	10,533
Affordable and Available Rentals Homes per 100 Renter Households	SD 1	13	24	39	88	100	103
	SD 2	11	20	34	83	100	105
	SD 3	9	20	24	66	96	105
	SD 4	13	19	28	78	100	104
	SD 5	9	20	30	72	99	104

Source: California Housing Partnership analysis of 2016-2017 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

**The SD-level gap analysis is based on 2016-2017 data, also presented in the April 2019 version of the Outcomes Report. Therefore, the totals in Table 4 cannot be directly compared to the totals in Table 3, which rely on only one year of data from 2018. Updated 2018-2019 data will be available for next year's report.*

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

COST BURDEN ANALYSIS

Because of the shortfall of affordable and available homes described above, many of the lowest income households in Los Angeles County spend more than they can afford on housing. Unaffordable rents have enormous consequences for renter households, particularly those with the lowest incomes.

A study by the Harvard University's Joint Center for Housing Studies found that low-income families paying more than 50 percent of household income on housing costs spend 53 percent less on food, healthcare and transportation than their low-income counterparts who live in housing affordable to them.[8] Similarly, low-income households headed by adults age 65 and over paying more than 50 percent of their income on housing costs spend 75 percent less on healthcare than their low-income counterparts from the same age group who live in affordable homes.[9]

Another study by two John Hopkins University researchers found that households who spend greater than 60 percent of their income on housing spend less on child enrichment—including books, education, and computers—than households who spend only 30 percent of income on housing costs.[10] The lowest-income households spending the greatest share of income on housing are most vulnerable to housing instability, including frequent moves, displacement, evictions and becoming homeless. They are one "bad break" away from being forced to move much farther from work and essential services, or even from being forced to live in their vehicles or on the streets.[11]

The Cost Burden Analysis below measures rent affordability at different household incomes by calculating the percentage of income that households pay for housing. A household is considered cost burdened if they pay between 30 and 50 percent of household income on housing costs and severely cost burdened if they pay more than 50 percent of household income on housing costs. Housing costs include both rent and utilities (e.g. electricity, gas and water).

More than one million households in the County—representing 56 percent of all renter households—are cost burdened, meaning they are paying more than 30 percent of household income on housing costs. Over half of these households (547,030) experience severe cost burden.

As shown in Figure 8, the lowest-income renter households in the County are substantially more likely to experience all levels of cost burden than higher-income renter households, but the discrepancy is particularly stark when considering severe cost burden. In 2018, nearly one-third of Los Angeles County renter households were severely cost burdened—with this being 88 percent for DLI households, 74

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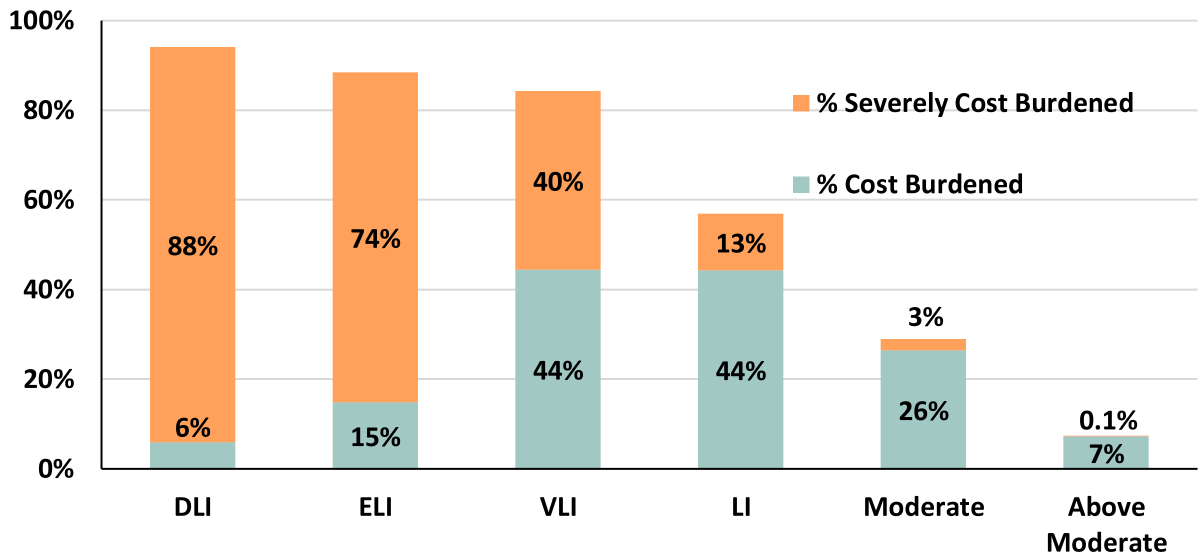
[8] Joint Center for Housing Studies of Harvard University. "The State of the Nation's Housing: 2017." Website: http://www.jchs.harvard.edu/state-nations-housing-2017.
[9] Joint Center for Housing Studies of Harvard University. "The State of the Nation's Housing: 2010." Website: https://www.jchs.harvard.edu/sites/default/files/Harvard_JCHS_State_of_the_Nations_Housing_2019.pdf.
[10] Newman, Sandra, and Scott Holupka, 2014. "Housing Affordability and Child Well-Being." *Housing Policy Debate*. Website: https://nlihc.org/sites/default/files/Housing_Affordability_Child_Wellbeing.pdf.
[11] See, for example: Chris Glynn and Alexander Casey. "Priced Out: Homelessness Rises Faster Where Rent Exceeds a Third of Income." Website: https://www.zillow.com/research/homelessness-rent-affordability-22247/.

percent for ELI households, and 40 percent for VLI households. By comparison, only three percent and of moderate-income and 0.1 percent above moderate-income households were severely cost burdened.

FIGURE 8: SHARE OF RENTER INCOME GROUPS WHO ARE COST BURDENED* (2018)



Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.
**A household is considered cost burdened if they pay between 30 and 50 percent of household income for housing costs and severely cost burdened if they pay more than 50 percent of household income for housing costs.*

TABLE 5: LOS ANGELES COUNTY COST BURDEN ANALYSIS FOR RENTER HOUSEHOLDS (2018)

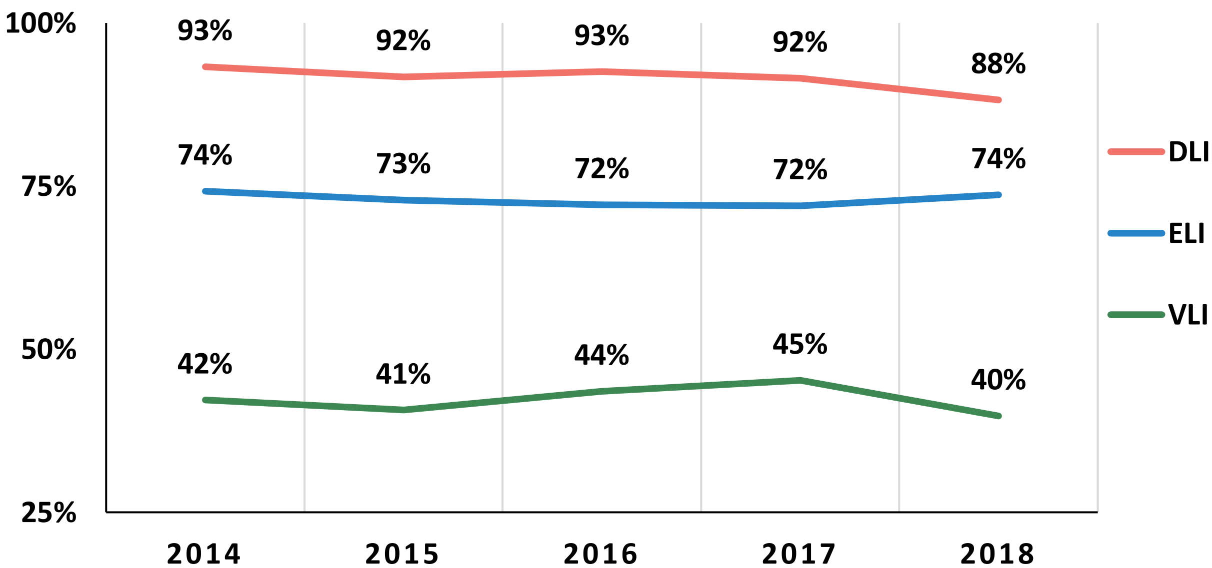
Income Group	Total Households	Not Cost Burdened		Cost Burdened		Severely Cost Burdened	
		#	%	#	%	#	%
DLI	181,311	10,711	6%	10,673	6%	159,927	88%
ELI	287,222	33,184	12%	42,516	15%	211,522	74%
VLI	306,045	48,253	16%	136,112	44%	121,680	40%
LI	359,706	154,918	43%	159,045	44%	45,743	13%
Moderate	313,634	222,898	71%	82,808	26%	7,928	3%
Above Moderate	361,424	335,057	93%	26,137	7%	230	0.1%
All Income Groups	**1,809,342**	**805,021**	**44%**	**457,291**	**25%**	**547,030**	**30%**

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

Severe Cost Burden Historical Trends

As shown in Table 6 and Figure 9, severe cost burden remains the unfortunate norm among the County's lowest-income households. However, the share of DLI and VLI renter households paying more than 50 percent of income on housing costs has declined modestly since 2014—by five percentage points and two percentage points, respectively. The share of ELI renter households experiencing severe cost burden has remained consistent at 74 percent. Severe cost burden for LI and moderate-income households has remained consistent in the last five years, around 13 percent and 3 percent, respectively. Notably, there has been a steep decline in the proportion of above moderate-income households experiencing severe cost burden—from 0.6 percent in 2014 to 0.1 percent in 2018, a decline of 89 percent. This decline could be due to improved economic circumstances for these households, as well as a miniature apartment and condo building boom resulting in increased supply of homes affordable to households with high incomes.[12]

FIGURE 9: SHARE OF RENTER INCOME GROUPS WITH SEVERE COST BURDEN (2014-2018)



Source: California Housing Partnership analysis of 2014-2018 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.
**A household is severely cost burdened if they pay more than 50 percent of household income for housing costs.*

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

TABLE 6: SHARE OF SEVERELY COST BURDENED RENTER HOUSEHOLDS BY INCOME GROUP (2014-2018)

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

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

As the share of lower-income households experiencing severe cost burden has declined, so too has the number of severely cost burden households. As shown in Table 7 below, across the entire County, 45,000 fewer renter households (8 percent) experienced severe cost burden in 2018 than in 2014. This decline was driven primarily by fewer ELI, VLI, and above moderate-income experiencing severe cost burden. The number of severely cost burdened households increased for DLI, LI, and moderate-income households—by 3,510 households (2 percent), 6,750 households (17 percent), and 1,570 (25 percent), respectively. These trends approximately mirror the shifting composition of households in Los Angeles County since 2014 by income group for all income groups *except* above moderate-income, which experienced an increase in population but a decline in severe cost burden (see Figure 2).

TABLE 7: SEVERELY COST BURDENED RENTER HOUSEHOLDS BY INCOME GROUP (2014-2018)

Year	DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
2014	156,413	251,435	137,334	38,990	6,349	1,956	**592,477**
2015	153,823	217,665	132,610	49,430	9,579	1,518	**564,625**
2016	164,096	237,240	140,129	41,409	11,386	1,015	**595,275**
2017	146,511	215,143	134,854	48,086	9,909	602	**555,105**
2018	159,927	211,522	121,680	45,743	7,928	230	**547,030**
% Change (2014-2018)	**2%**	**-16%**	**-11%**	**17%**	**25%**	**-88%**	**-8%**

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

SEVERE COST BURDEN BY SUPERVISORIAL DISTRICT

As shown in Table 8, the distribution of severely cost burdened renter households by Supervisorial District (SD) is generally proportional to the distribution of the County's overall population by SD.

TABLE 8: PERCENTAGE OF SEVERELY COST BURDENED RENTER HOUSEHOLDS BY SD*

Percentage of Households in SD		# of Severely Cost Burdened Households	% of Total Severely Cost Burdened Households in LA County	% Change in Severely Cost Burdened Households**
SD 1	18%	96,656	17%	-7%
SD 2	24%	151,682	26%	-0.3%
SD 3	25%	144,942	25%	+2%
SD 4	17%	86,953	15%	-4%
SD 5	16%	94,957	17%	+5%

Source: California Housing Partnership analysis of 2016-2017 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.
**The SD-level cost burden analysis is based on 2016-2017 data, also presented in the April 2019 version of the Outcomes Report. Therefore, the totals in Table 7 and cannot be directly compared to the totals in Table 5 and 6, which rely on only one year of data from 2018. Updated 2018-2019 data will be available for next year's report.*
***Percent change in number of households in SD in 2016-2017 relative to the number of households in 2014-2015.*

For more data on the Cost Burden Analysis, see Appendix B: Full Data Findings, Section 1.

Overcrowding Analysis

The Overcrowding Analysis documents rates of overcrowding in Los Angeles County by household income group. In this analysis, overcrowding is defined in terms of the ratio of occupants in a home to the number of rooms, counting two children as equivalent to one adult. A room is defined as a bedroom or common living space (such as a living room), but excludes bathrooms, kitchens, or areas of the home that are unfinished or not suited for year-round use.[13]

The Overcrowding Analysis measures two levels of overcrowding: overcrowding and severe overcrowding. Households that have more than one adult per room are considered overcrowded, whereas households with more than two adults per room are severely overcrowded. For example, a two-room home (one bedroom and a living room) with three adults is considered overcrowded, while a two-room home with three adults and three children is severely overcrowded.

California's renter overcrowding rate is more than double the U.S. average, largely due to the state's high housing costs and the prevalence of households headed by foreign-born adults, those of Hispanic or Latino origin (as defined in the American Community Survey), and those with children, all of whom share higher likelihoods of average household overcrowding.[14] Among the ten largest metropolitan counties in California, Los Angeles County has the highest rate of renter overcrowding, followed by San Francisco, Santa Clara, Orange and Alameda counties.[15] These high rates of overcrowding may be explained, in part, by demographic differences and other factors like high housing costs, though more rigorous statistical analysis would be needed to establish causality.

As shown in Table 9 and Figure 10, though all income groups in Los Angeles County experience some degree of overcrowding, VLI and LI renter households are more likely to be overcrowded than both the lowest and highest income groups. However, overcrowding does not have a linear relationship with income in the County; lower-income renter households are not more likely to experience overcrowding than higher-income households, suggesting a more nuanced relationship between overcrowding and household income, and the choices families make about which rental homes to occupy. One explanation for the relatively lower rates of overcrowding among DLI households is household size: DLI households tend to be smaller than households in other income groups and are more likely to be single individuals living alone.[16]

Rates of severe overcrowding, however, are higher for lower-income households than for above moderate-income households. DLI, ELI, and VLI households are 1.9 times, 3.2 times, and 4.1 times more likely to be severely overcrowded than above moderate-income households, respectively.

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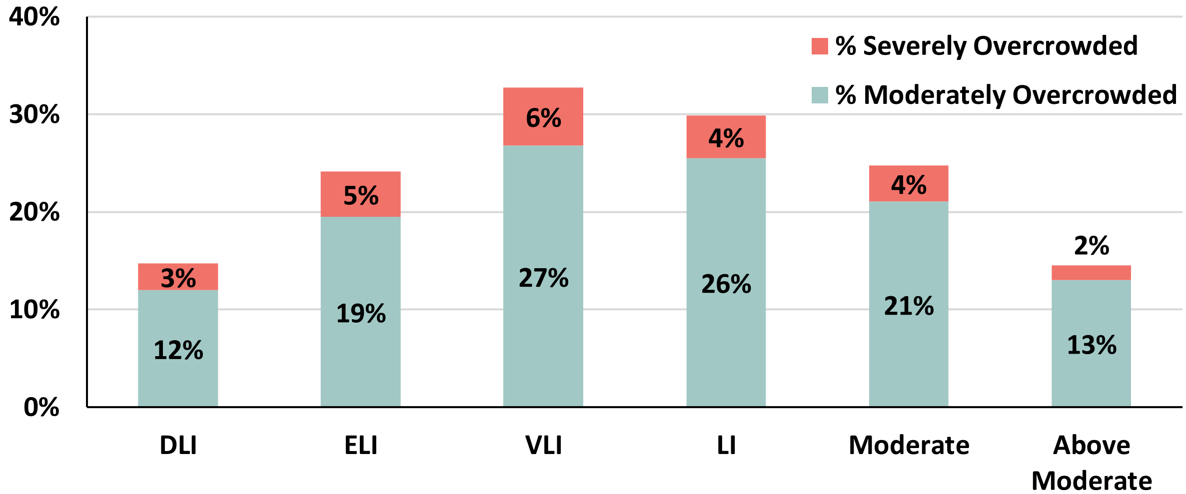
[13] The Overcrowding Analysis uses a modified version of the U.S. Census Bureau's definition of a room that excludes the kitchen. For the full definition, visit https://www.census.gov/housing/hvs/definitions.pdf.
[14] Taylor, Mac. "California's High Housing Costs: Causes and Consequences." *Legislative Analyst's Office*, 2015. Website: https://lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.pdf.
[15] U.S. Census Bureau, 2018 American Community Survey 1-Year Estimate, Tables B25014, Tenure by Occupants per Room. Please note that the U.S. Census Bureau's definition of overcrowding varies slightly from this report's methodology. Most notably, the Census considers a kitchen a room and does not distinguish between children and adults in their measure.
[16] Note the average household size for DLI households is smaller than every other income group: DLI households have an average household size of 1.99, ELI is 2.44, VLI is 2.90, LI is 2.88, moderate-income is 2.71 and above moderate-income is 2.40.

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

FIGURE 10: SHARE OF RENTER INCOME GROUPS LIVING IN OVERCROWDED* CONDITIONS (2018)



Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.
**Households that have more than one adult (or two children) per room and more than two adults (or four children) per room are considered overcrowded and severely overcrowded, respectively.*

TABLE 9: OVERCROWDING ANALYSIS FOR RENTER HOUSEHOLDS (2018)

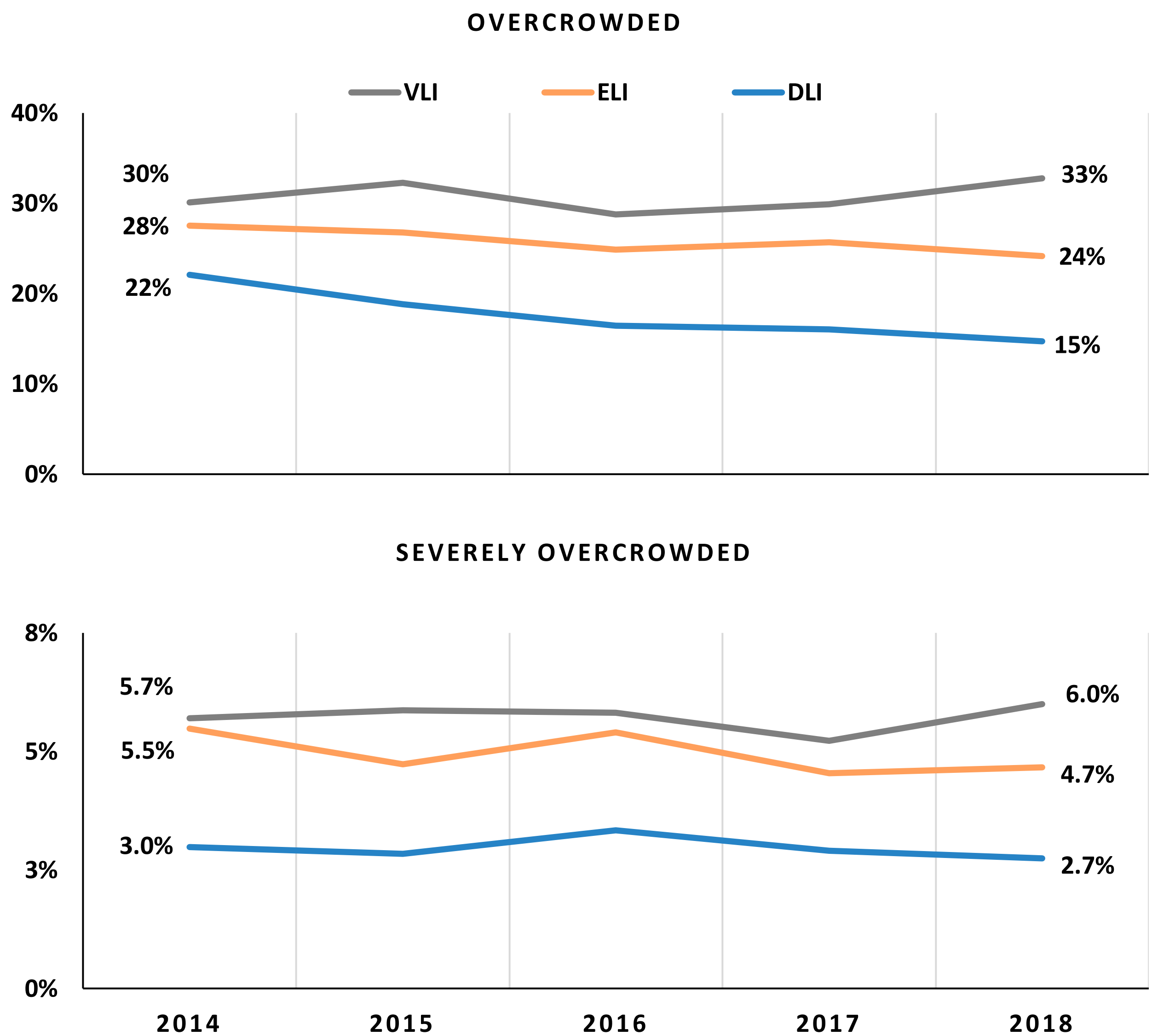
Income Group	Total Households	Not Overcrowded	Overcrowded	Severely Overcrowded*
DLI	181,311	85%	15%	3%
ELI	287,222	76%	24%	5%
VLI	306,045	67%	33%	6%
LI	359,706	70%	30%	4%
Moderate	313,634	75%	25%	4%
Above Moderate	361,424	85%	15%	2%
All Income Groups	**1,809,342**	**76%**	**24%**	**4%**

Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.
**The percentages of severely overcrowded households are a subset of the percentage of overcrowded households.*

Overcrowding Historical Trends

As shown in Figure 11, between 2014 and 2018, rates of overcrowding and severe overcrowding have increased for VLI renter households and decreased for DLI and ELI households. More specifically, the share of DLI and ELI renter households experiencing overcrowding decreased by seven percentage points and four percentage points, respectively.

FIGURE 11: SHARE OF RENTER INCOME GROUPS LIVING IN OVERCROWDED AND SEVERELY OVERCROWDED* CONDITIONS (2014-2018)



Source: California Housing Partnership analysis of 2014-2018 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.
**Households that have more than one adult (or two children) per room and more than two adults (or four children) per room are considered overcrowded and severely overcrowded, respectively.*

OVERCROWDING ANALYSIS BY SUPERVISORIAL DISTRICT

A summary of the Overcrowding Analysis—which shows the distribution of severely overcrowded households by Supervisorial District (SD)—is shown in Table 10.[17]

Severe overcrowding is concentrated in Supervisorial Districts 1 and 2, even when accounting for their relative shares of the County's overall population.

TABLE 10: PERCENTAGE OF SEVERELY OVERCROWDED RENTER HOUSEHOLDS BY SD*

Percentage of Households in SD		# of Severely Overcrowded Households	% of Total Severely Overcrowded Households in LA County	% Change in Severely Overcrowded Households**
SD 1	18%	18,649	27%	+3%
SD 2	24%	21,667	31%	-16%
SD 3	25%	14,275	20%	+6%
SD 4	17%	10,308	15%	-2%
SD 5	16%	5,158	7%	-0.4%

Source: California Housing Partnership analysis of 2016-2017 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.
**The SD-level overcrowding analysis is based on 2016-2017 data, also presented in the April 2019 version of the Outcomes Report. Therefore, the totals in Table 9 cannot be directly compared to the totals in Table 8, which rely on only one year of data from 2018. Updated 2018-2019 data will be available for next year's report.*
***Percent change in number of households in SD in 2016-2017 relative to the number of households in 2014-2015.*

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

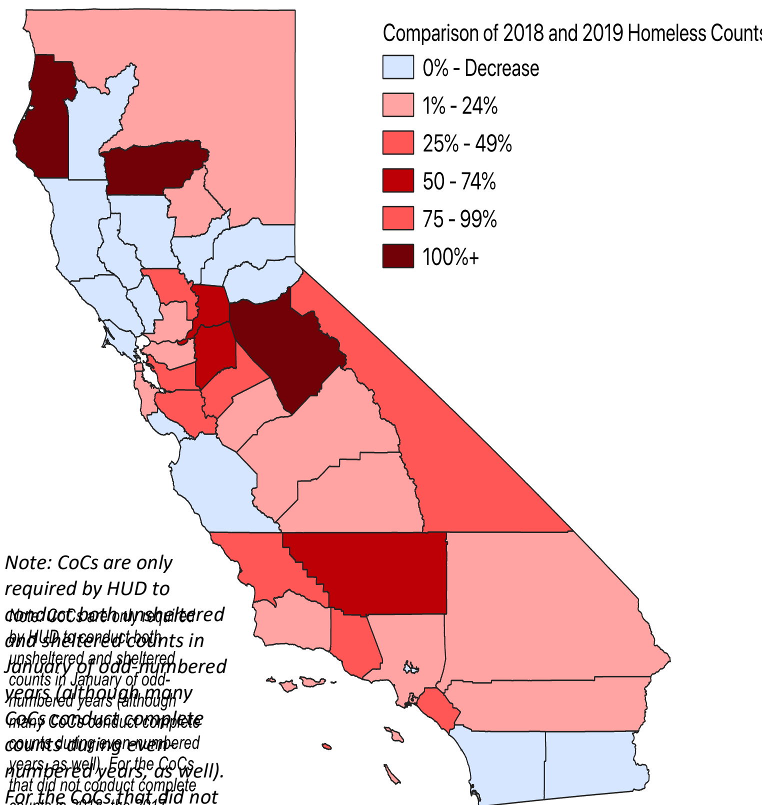
[17] Percentages represent the number of households as a share of the total number of households that are severely overcrowded in the County.

HOMELESSNESS IN LOS ANGELES COUNTY

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

While California makes up 12 percent of the nation's population, it is home to nearly one quarter of its homeless population. According to 2019 PIT Counts, rates of homelessness have increased by double digits across much of California. In Los Angeles County, 58,936 individuals were experiencing homelessness during the 2019 Count, an increase of 6,171 individuals from 2018. As shown in Table 11, the increase was concentrated in the Los Angeles area, which includes the City of Los Angeles. The Pasadena and Glendale CoCs experienced decreases in homelessness in 2019, by 20 percent and seven percent, respectively.

FIGURE 12: COMPARISON OF 2018 AND 2019 HOMELESS COUNTS IN CALIFORNIA, BY CoC



Note: CoCs are only required by HUD to conduct both unsheltered and sheltered counts in January of odd-numbered years (although many CoCs conduct complete counts during even-numbered years, as well). For the CoCs that did not conduct complete counts in 2018, the 2017 data was used.

Source: HUD. 2017-2019 AHAR PIT Estimates of Homelessness in the U.S.

Los Angeles County's 12 percent increase in individuals experiencing homelessness between 2018 and 2019 was among the lowest relative increases in the state (see Figure 12). In comparison, Riverside County saw an increase from 2018 to 2019 of 21 percent and the Central Valley's

Kern County was up 50 percent.[18,19] Orange, Alameda and San Francisco Counties experienced increases in homelessness of 43 percent, 43 percent and 17 percent, respectively, between 2017 and 2019.[20, 21, 22]

TABLE 11: GREATER LOS ANGELES HOMELESS COUNT BY CoC (2019)

Area	Homeless Population	% Change in Homeless Population (2018-2019)
Los Angeles CoC	56,257	+13%
Long Beach CoC	1,894	+1%
Pasadena CoC	542	-20%
Glendale CoC	243	-7%
Los Angeles County Total	**58,936**	**+12%**

Source: HUD. 2019 AHAR PIT Estimates of Homelessness in the U.S.

According to LAHSA's recent presentation on the 2019 Greater Los Angeles Homeless Count, the County's increase in homelessness can be attributed in part to the severe housing affordability crisis, even as County programming is reaching more people than ever. Housing placements increased by 23 percent in the last year alone—21,631 people were helped off the streets and into permanent housing—and have more than doubled since 2014. The County helped 5,643 individuals avoid homelessness and 92 percent of program participants placed in permanent housing in 2016 and 2017 remained housed through the end of 2018. Yet even as tens of thousands of Angelinos were permanently housed or received supportive services from County resources, programming has struggled to keep pace with the growing needs of Los Angeles County residents and thousands more fell into homelessness.[23]

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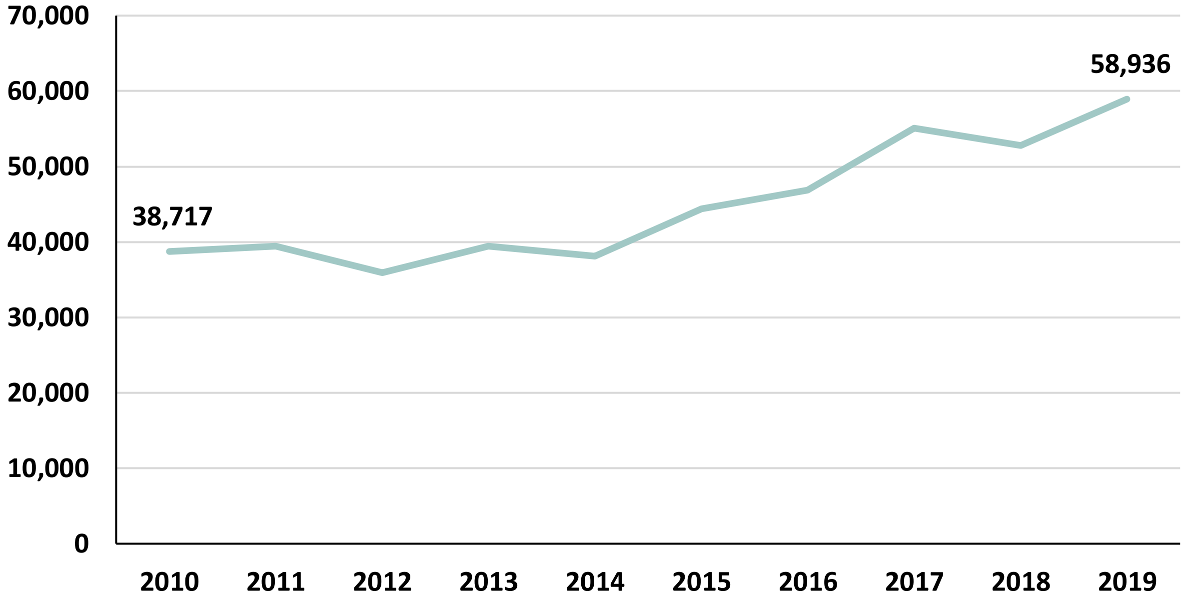
[18] Riverside County Department of Public Social Services Adult Services Division, 2019. "County of Riverside 2019 Point in Time Count." Website: http://dpss.co.riverside.ca.us/files/pit/pit-count-report-final.pdf.
[19] Kern County Homeless Collaborative, 2019. "2019 Homeless Point-in-Time Count Reflects 50% Increase." Website: https://kchomeless.wp.iescentral.com/wp-content/uploads/2019/05/KC-PIT-Count-Summary-January-30-2019.pdf.
[20] See, for example: County of Orange County California Everyone Counts, 2019. "2019 Point in Time Summary." Website: http://ochmis.org/wp-content/uploads/2019/08/2019-PIT-Infographic-7.30.2019.pdf; Robinson, Alicia, 2019. "Nearly 7,000 now homeless in O.C." *OC Register*. Website: https://www.ocregister.com/2019/04/24/homeless-count-in-orange-county-shows-increase-but-with-more-accurate-picture-of-whos-out-there/.
[21] EveryoneHome, 2019. "2019 EveryOne Counts! Homeless Point-in-Time Count Frequently Asked Questions." Website: http://everyonehome.org/wp-content/uploads/2019/05/FAQ-2019-EveryOne-Counts-County-Numbers-Release.pdf.
[22] Fagan, Kevin, 2019. "SF homeless population swells by 17% in latest tally." *San Francisco Chronicle.* Website: https://www.sfchronicle.com/bayarea/article/SF-homeless-population-swells-by-17-in-latest-13851897.php.
[23] LAHSA, 2019. "Greater Los Angeles Homeless Count: 2019 Results." Presentation, 5 August 2019. Website: https://www.lahsa.org/documents?id=3437-2019-greater-los-angeles-homeless-count-presentation.pdf.

HOMELESSNESS HISTORICAL TRENDS

As shown in Figure 13, between 2010 and 2019, the number of individuals experiencing homelessness in Los Angeles County increased from approximately 38,717 to 58,936—in part because of improvements to the Greater Los Angeles Homeless Count over the years, including additional funding.[24, 25]

FIGURE 13: NUMBER OF INDIVIDUALS EXPERIENCING HOMELESSNESS IN LOS ANGELES COUNTY (2010-2019)



Source: LAHSA, 2018. "Greater Los Angeles Homeless Count: 2018 Results." LAHSA, 2019. "Greater Los Angeles Homeless Count: 2019 Results."

HOMELESSNESS BY SUPERVISORIAL DISTRICT

As shown in Table 12, the distribution of homelessness across Supervisorial Districts (SDs) is not proportional to the distribution of the County's overall population. Of the 58,936 individuals and families experiencing homelessness in Los Angeles County in 2019, more than 24 percent were located in SD 1 (which contained less than one fifth of the County's population) and 32 percent were located in SD 2 (which contained less than one fourth of the County's population).

While all five SDs saw an increase in the number of individuals experiencing homeless between 2018

[24] LAHSA, 2018. "Greater Los Angeles Homeless Count: 2018 Results." Presentation, 31 May 2018. Website: https://www.lahsa.org/documents?id=2059-2018-greater-los-angeles-homeless-count-presentation.pdf.

[25] The PIT count is an estimate of the number of people experiencing homelessness on any given night and the Homeless Count grows to target new populations and/or improves data collection each year. While the County has become increasingly comprehensive in its approach, researchers caution that the Count is not reliable enough to be used for precise historical comparisons. Sources of inconsistency include inaccurate counting measures, unrepresentative sampling, and lack of statistical tools for identifying and correcting measurement error, or the difference between the Count and the actual number of individuals experiencing homelessness. See, for example: Economic Roundtable, 2017. "Who Counts? Assessing Accuracy of the Homeless Count." Website: https://economicrt.org/wp-content/uploads/2017/11/Who-Counts-11-21-2017.pdf.

and 2019, 4,147 of the 6,171 additional individuals (67 percent) were in SDs 1 and 2 in January 2019 when the Count was conducted.

TABLE 12: GREATER LOS ANGELES HOMELESS COUNT BY SUPERVISORIAL DISTRICT (2019)

Percentage of Households in SD		Individuals Experiencing Homelessness #	%	% Change (2018-2019)
SD 1	18%	14,115	24%	+13%
SD 2	24%	19,123	32%	+15%
SD 3	25%	12,915	22%	+7%
SD 4	17%	6,939	12%	+15%
SD 5	16%	5,844	10%	+4%
Total	**100%**	**58,936**	**100%**	**+12%**

Source: LAHSA. 2019 Greater Los Angeles Homeless Count.

Table 13 below contains additional demographic information gathered by LAHSA during the Greater Los Angeles Homeless Count. According to this data:

- Thirty-six percent have endured domestic or intimate partner violence. Five percent—or 2,764 individuals—reported becoming homeless because of domestic or intimate partner violence;
- 15,536 individuals—or 28 percent of the County's homeless population—experience chronic homelessness, 2,277 more (17 percent) than in 2018;
- Thirteen percent reported substance abuse disorders;
- Twenty-three percent of those experiencing homelessness suffer from severe mental illness;
- Nine percent are under the age of 18. More than 3,317—or 66 percent—of these children are in SDs 2 and 5; and
- Veterans make up six percent of those who experience homelessness.

TABLE 13: SELECT DEMOGRAPHICS BY SHARE OF HOMELESS POPULATION IN LOS ANGELES CoC BY SUPERVISORIAL DISTRICT*

Sub-population	SD 1		SD 2		SD 3		SD 4		SD 5	
	#	%	#	%	#	%	#	%	#	%
Veterans	957	7%	1,166	6%	975	8%	296	6%	170	3%
Under 18 years old	734	5%	2,291	12%	713	6%	297	6%	1,026	20%
62+ years old	1,389	10%	2,062	11%	1,081	8%	359	7%	339	7%
Chronically Homeless	4,477	32%	5,017	26%	3,510	27%	1,529	30%	1,003	20%
Health/ Disability**	9,725	N/A	11,839	N/A	8,101	N/A	2,957	N/A	2,332	N/A
Substance Use Disorder	*2,300*	*N/A*	*2,294*	*N/A*	*1,579*	*N/A*	*784*	*N/A*	*307*	*N/A*
HIV AIDS	*305*	*N/A*	*426*	*N/A*	*340*	*N/A*	*38*	*N/A*	*112*	*N/A*
Serious Mental Illness	*3,363*	*N/A*	*4,445*	*N/A*	*3,118*	*N/A*	*973*	*N/A*	*970*	*N/A*
Developmental Disability	*1,302*	*N/A*	*1,538*	*N/A*	*926*	*N/A*	*291*	*N/A*	*308*	*N/A*
Physical Disability	*2,455*	*N/A*	*3,136*	*N/A*	*2,138*	*N/A*	*871*	*N/A*	*635*	*N/A*
Domestic/ Intimate Partner Violence***	4,786	34%	6,618	35%	5,299	41%	2,149	43%	1,411	28%
Homeless Due to Fleeing DV/IPV	*621*	*N/A*	*917*	*N/A*	*882*	*N/A*	*189*	*N/A*	*155*	*N/A*
Los Angeles CoC Total	**14,115**	**100%**	**19,123**	**100%**	**12,915**	**N/A**	**5,045**	**N/A**	**5,059**	**N/A**

Source: LAHSA. 2019 Greater Los Angeles Homeless Count.

**These statistics are only representative of data collected by the Los Angeles CoC and do not include numbers from the Long Beach, Glendale or Pasadena CoCs.*

***Health/Disability indicators are not mutually exclusive (a person may report more than one). Numbers will not add up to 100%. Please note that data on substance abuse disorders and serious mental illness are self-reported.*

****'Domestic/Intimate Partner Violence' and 'Homelessness due to DV/IPV' are not mutually exclusive. The overlap here would be even greater than health conditions—nearly 100%—because those fleeing must necessarily have experienced DV/IPV. Please note that data on domestic/intimate partner violent are self-reported.*

Section 2. Affordable Rental Housing Inventory and Risk Assessment

Overview

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

Data Sources and Methodology

The assessment of the County's affordable rental housing inventory relies on data provided by County departments and property-level data collected and analyzed in the California Housing Partnership's Preservation Database.[26] In total, this section considers affordable housing developments with:

- Federal and state Low-Income Housing Tax Credits (LIHTC);[27,28]
- Project-based rental assistance contracts, grants, and subsidized loans issued directly by the U.S. Departments of Housing and Urban Development (HUD);
- Subsidized loans and Section 8 contracts issued and managed by CalHFA;
- Public housing and affordable developments owned by the Los Angeles County Development Authority (LACDA) as well as project-based and tenant-based vouchers contracted by LACDA;
- Los Angeles County Development Authority (LACDA) capital resources awarded through the Notices of Funding Availability (NOFA), developments created through land use policies, public housing, Housing Successor Agency developments, tax-exempt bond financing, and project- and tenant-based subsidies; and
- Department of Mental Health (DMH) resources such as Mental Health Service Act (MHSA), the Mental Health Housing Program (MHHP), Special Needs Housing Program (SNHP), No Place Like Home (NPLH) and Federal Housing Subsidy Unit Program.

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[26] This assessment includes developments financed or assisted by HUD, USDA, CalHFA, and LIHTC programs. The California Housing Partnership is in the process of incorporating data on additional state programs–including affordable housing financed by the California Department of Housing and Community Development (HCD)–and local programs into its loss and risk analysis, but this data was not fully available at the time of this Report's preparation.

[27] This includes awarded developments, some of which are not yet placed in service.

[28] The state Low-Income Housing Tax Credit was authorized in 1987 to complement the federal tax credit program.

IDENTIFICATION OF AT-RISK AND LOST DEVELOPMENTS

The California Housing Partnership assesses the historical loss and conversion risk of affordable rental developments in Los Angeles County by categorizing each affordable development financed or assisted by HUD and LIHTC programs into the following groupings:[29]

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

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

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

INVENTORY OF FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING

There are currently 119,754 affordable homes in Los Angeles County administered and subsidized by federal, state, and county programs and financing mechanisms. Table 14 shows the distribution of this inventory by Supervisorial District (SD). Figure 14 shows a map of the federal, state and county-administered affordable housing across Los Angeles County. SD-level maps of the inventory are available in Appendix C: Full Data Findings, Section 2.

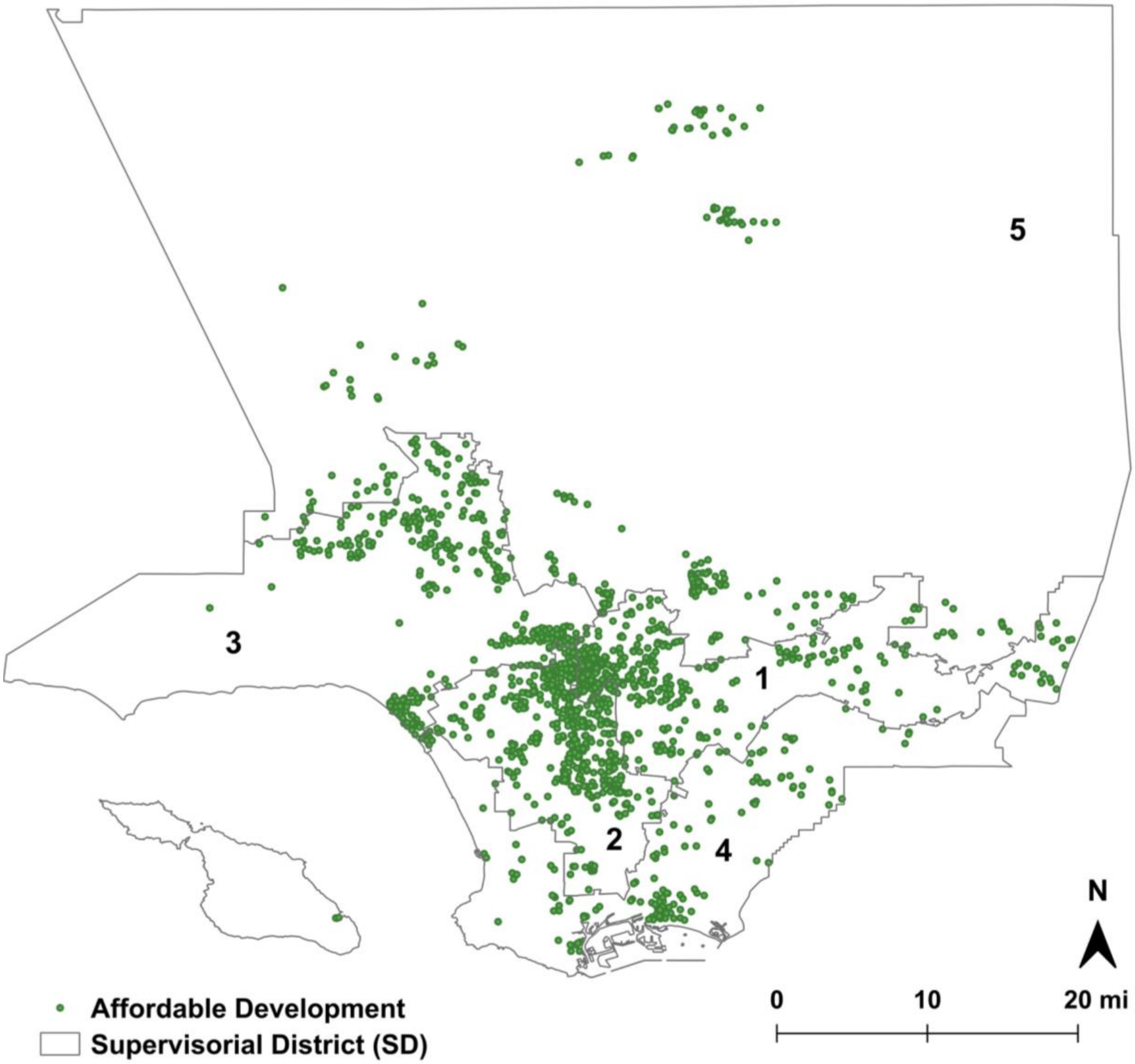
TABLE 14: SUMMARY OF FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN LOS ANGELES COUNTY

SD	Developments	Affordable Homes	% of Total County Inventory	% Change*
SD 1	465	34,043	29%	+6%
SD 2	537	33,548	28%	+11%
SD 3	396	22,652	19%	+8%
SD 4	159	14,899	12%	+8%
SD 5	208	14,612	12%	+3%
County Total	**1,765**	**119,754**	**100%**	**+7%**

Source: California Housing Partnership Preservation Database, January 2020, HUD, LIHTC, CalHFA, LACDA, HACLA, DRP and DMH.
**Percent change is the number of affordable homes available in each Supervisorial District in 2019 relative to the number of affordable homes available in 2018, including those not yet placed in service.*

Between 2018 and 2019 there was a seven percent increase in the affordable housing inventory in Los Angeles County. This increase is attributed to successful investments by the Los Angeles County Development Authority (LACDA) and the Department of Mental Health (DMH), developer partners obtaining tax credit awards through the LIHTC program, as well as entitlements and land use mechanisms monitored by DRP. The largest increases in affordable homes between 2018 and 2019 were in SDs 2, 3 and 4.

FIGURE 14: FEDERAL, STATE AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN LOS ANGELES COUNTY



AFFORDABLE HOMES WITH LOW-INCOME HOUSING TAX CREDITS

The Low-Income Housing Tax Credit (LIHTC) program – created in 1986 and made permanent in 1993 – is the largest source of federal funding for the construction and rehabilitation of low-income affordable rental housing. Since its creation as part of the Tax Reform Act of 1986, the program has helped create and rehabilitate over three million affordable rental homes across the country.[30] There are two types of federal LIHTCs: competitive 9% credits – which are allocated annually by the IRS on a per capita basis to each state – and non-competitive 4% credits. While the 4% credit offers a subsidy of less than half the value as the 9% credits, it has been a virtually uncapped and non-competitive resource because

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

developers obtain it through an allocation of private activity tax-exempt mortgage revenue bonds, which have historically not been competitive, at least until the end of 2019.[31] In addition to federal LIHTCs, California also has state LIHTCs, which were authorized in 1987 to complement the federal tax credit program. Unlike federal LIHTCs, which are taken over ten years, state LIHTCs are taken over four years. Because state credits are also in limited supply, TCAC awards them competitively – 85 percent help support 9% LIHTC projects and 15 percent are reserved for 4% LIHTC projects.[32]

Since 1987, Los Angeles County developers have won nearly $9 billion dollars in federal LIHTCs and $307 million in state LIHTC awards, which have financed the production and preservation of more than 87,000 affordable homes in more than 1,000 developments.[33] In 2019, 4,570 affordable homes were awarded through the LIHTC program, a seven percent increase to the total LIHTC affordable housing stock in Los Angeles County.

Thanks to new strategies to increase the use of 4% LIHTCs, the number of affordable homes financed by LIHTCs and the amount of credits awarded increased between 2015 and 2016 by 30 percent and 37 percent, respectively (see Figure 15).[34] This steady increase was short-lived, however. In anticipation of federal tax reform, LIHTC activity in Los Angeles County declined by 52 percent between 2016 and 2017.[35] Though the County has experienced some recovery in the last year, LIHTC production and preservation in 2019 is still well below the 2016 high point. See Figure 15 for LIHTC trends in Los Angeles County between 2007-2019 and Appendix C: Full Data Findings, Section 2 for annual data since 1987.

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

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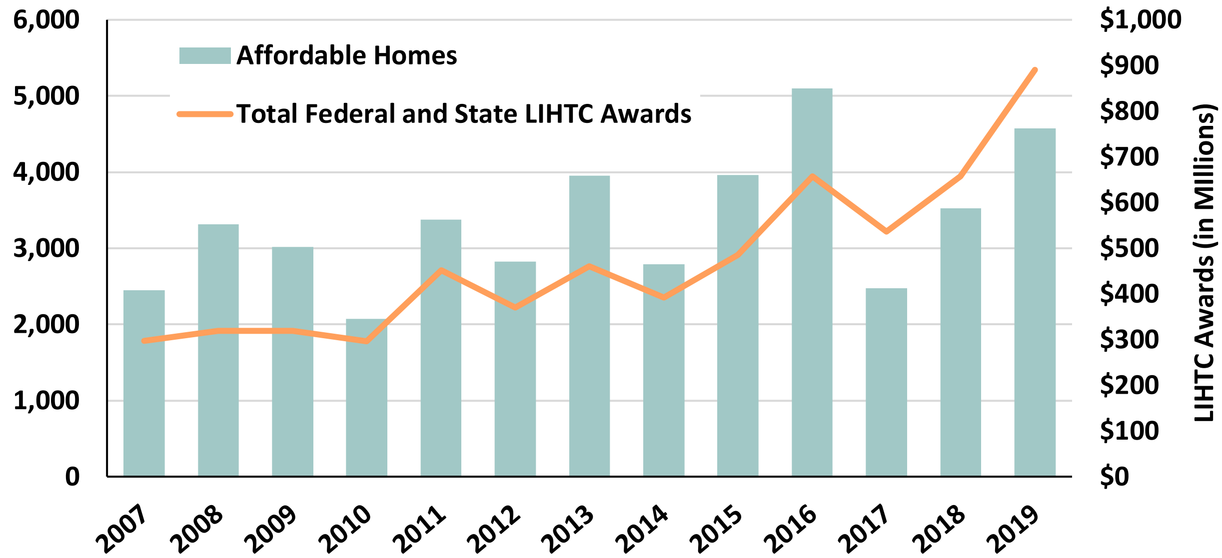
[31] California Housing Partnership. "The Tax Credit Turns 30." December 2017. Website: https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2017/12/TCT30-Final1.pdf.
[32] To learn more about California's Low-Income Housing Tax Credit program, see the California Tax Credit Allocation Committee's Program Overview, available online at https://www.treasurer.ca.gov/ctcac/program.pdf.
[33] These totals include all developments that have been awarded LIHTCs, even those that have not yet been placed in service or have since converted to market rate.
[34] California Housing Partnership. "The Tax Credit Turns 30." December 2017. Website: https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2017/12/TCT30-Final1.pdf.
[35] California Housing Partnership. "Los Angeles County's Housing Emergency and Proposed Solutions." May 2018. Website: https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2018/05/Los-Angeles-2018-HNR.pdf.

FIGURE 15: LIHTC DEVELOPMENTS* IN LOS ANGELES COUNTY, 2007 -2019**



Source: California Housing Partnership Preservation Database, January 2020.
**Includes awarded developments not yet placed in service.*
*** All dollar figures are nominal. Year in this analysis corresponds with the development's LIHTC award year.*

The geographic distribution of all LIHTC-awarded developments across Los Angeles County's five Supervisorial Districts (SDs) is shown below in Table 15. Highlights:

- SDs 1 and 2 are home to the largest share of LIHTC affordable homes – 32 percent and 27 percent, respectively, consistent with the 2018 distribution of LIHTC affordable homes; and
- The number of LIHTC affordable homes increased county-wide by twelve percent between 2017 and 2019 and seven percent between 2018 and 2019.

TABLE 15: LIHTC DEVELOPMENTS IN LOS ANGELES COUNTY BY SD*

SD	Developments	Affordable Homes	% of Total County LIHTC Inventory**
SD 1	319	24,084	32%
SD 2	315	20,337	27%
SD 3	227	12,675	16%
SD 4	94	10,719	14%
SD 5	103	8,704	11%
Total	**1,058**	**76,519**	**100%**

Source: California Housing Partnership Preservation Database, January 2020.
**Includes awarded developments not yet placed in service and some developments that are also subsidized by HUD and CalHFA. Data presented here is a subset of data in Table 13.*
***Percent of total County LIHTC inventory represents the share of LIHTC affordable homes in each SD.*

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

From the 1960s to the 1980s, the U.S. Department of Housing and Urban Development (HUD) provided multifamily developers with subsidized mortgages, Section 8 project-based rental assistance (PBRA) contracts, and other financing programs to help finance the construction, rehabilitation or acquisition of affordable housing developments throughout the United States. There are 624 developments containing 41,792 affordable homes with HUD-subsidized mortgages and Section 8 contracts in Los Angeles County.[36] HUD subsidies and programming are important affordable housing resources that have steadily declined since the early 2000s.[37]

The geographic distribution of HUD-subsidized developments across Los Angeles County's five SDs is shown in Table 16. SDs 1, 2 and 3 have the largest share of HUD-subsidized homes in Los Angeles County with 10,285, 10,862 and 9,414 homes, respectively. This is consistent with the 2018 distribution of HUD affordable homes.

TABLE 16: HUD SUBSIDIZED DEVELOPMENTS IN LOS ANGELES COUNTY BY SD*

SD	Developments**	Affordable Homes	% of Total County HUD Inventory***
SD 1	125	10,285	24%
SD 2	176	10,862	26%
SD 3	150	9,414	23%
SD 4	65	4,579	11%
SD 5	108	6,652	16%
Total	**624**	**41,792**	**100%**

Source: California Housing Partnership Preservation Database, January 2020.
**Includes some developments that are also subsidized by LIHTC and CalHFA. Data presented is a subset of data in Table 13.*
***Developments that are also subsidized by LIHTC are consolidated in scattered site resyndications, resulting in a lower development total and an altered distribution of affordable homes than in 2018.*
****Percent of total County HUD inventory represents the share of HUD affordable homes in each SD.*

36 California Housing Partnership Preservation Database, 2020.
37 California Department of Housing and Community Development. "California's Housing Future: Challenges and Opportunities Final Statewide Housing Assessment 2025." February 2018. Website: http://www.hcd.ca.gov/policy-research/plans-reports/docs/SHA_MainDoc_2_15_Final.pdf.

CALIFORNIA HOUSING FINANCE AGENCY (CALHFA) AFFORDABLE HOMES

Since 1975, the California Housing Finance Agency (CalHFA) has provided renters and homebuyers with subsidized loans and Section 8 PBRA contracts it manages for HUD to build affordable housing and is chartered as the state's affordable housing lender. There are 130 rental developments containing nearly 4,000 affordable homes with CalHFA loans and Section 8 PBRA contracts in Los Angeles County.[38]

The geographic distribution of CalHFA-financed developments across Los Angeles County's five SDs is shown in Table 17. SDs 1, 2 and 3 have the largest share of CalHFA-financed homes in Los Angeles County with 1,178,855 and 864 homes, respectively.

TABLE 17: CALHFA FINANCED DEVELOPMENTS IN LOS ANGELES COUNTY BY SD*

SD	Developments	Affordable Homes	% of Total County CalHFA Inventory**
SD 1	35	1,178	30%
SD 2	32	855	22%
SD 3	35	864	22%
SD 4	13	639	16%
SD 5	15	427	10%
Total	**130**	**3,963**	**100%**

Source: California Housing Partnership Preservation Database, January 2020.
**Includes some developments that are also subsidized by LIHTC and HUD. Data presented here is a subset of data in Table 13.*
***Percent of total County CalHFA inventory represents the share of CalHFA affordable homes in each SD.*

[38] California Housing Partnership Preservation Database, January 2020.

Los Angeles County Development Authority (LACDA) Owned Development

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

Four Los Angeles County jurisdictions have PHAs with development portfolios: the City of Baldwin Park, the City of Lomita, the City of Los Angeles (HACLA), and the County of Los Angeles (LACDA).[39] No new acquisition or development activity occurred in 2019 at any of the public housing authorities. Summary data from each PHA are shown in Table 18 and 19. Highlights:

- HACLA owns 69 percent of PHA-owned homes in the County; and
- 60 percent of PHA-owned homes in the County are concentrated in SD 1 and SD 2.

TABLE 18: SUMMARY OF PUBLIC HOUSING AUTHORITY OWNED DEVELOPMENTS IN LOS ANGELES COUNTY, BY SD

Public Housing Authority	Developments	Affordable Homes	% of Total County PHA Inventory*
Housing Authority of the City of Baldwin Park	1	12	0.1%
Housing Authority of the City of Lomita	1	78	1%
Housing Authority of the City of Los Angeles (HACLA)**	51	7,488	69%
Los Angeles County Development Authority (LACDA)	68	3,228	30%
Total	**121**	**10,806**	**100%**

Source: HUD, LACDA and HACLA.
**Percent of total County inventory represents the share of affordable homes in each PHA. Data presented here is a subset of data in Table 13.*
***Does not include 100% market, Project-Based Voucher (PBV) only or homeowner developments.*

[39] 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 19: PUBLIC HOUSING AUTHORITY OWNED DEVELOPMENTS IN LOS ANGELES COUNTY

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

Source: HUD, LACDA, and HACLA.
Percent of total County inventory represents the share of affordable homes in each PHA. Data presented here is a subset of data in Table 13.
**Does not include 100% market, Project-Based Voucher (PBV) only or homeowner developments.*

HOUSING CHOICE VOUCHERS

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

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

Vouchers can also be project-based when a PHA awards a contract for multiple vouchers to a particular owner to subsidize the rents of a number of apartments in a specific development, or they can be tenant-based — meaning that the voucher travels with the tenant and can be used to rent any apartment where a landlord will accept it.[40] Maximizing the project-basing of Vouchers is considered a best practice because it enables Vouchers to be used to finance new construction of affordable homes and can leverage large amounts of private financing to this end.[41]

According to HUD, PHAs in Los Angeles County had approximately 97,000 tenant-based vouchers available in 2019, 1,700 more vouchers than in 2018. Summary data from each PHA is shown in Table 20. Highlights:

- LACDA and HACLA allocated 78% percent of Vouchers in Los Angeles County in 2019, a similar proportion to what both PHAs allocated in 2018 and 2017; and
- The City of Santa Monica PHA saw a notable increase (26 percent)[42] in the number of Vouchers allocated between 2018 and 2019 while the City of Glendale saw a small increase. Allocations from other PHA's remained the same during this period.

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[40] PHAs can project-base up to 20 percent of their Housing Choice Vouchers, plus an additional ten percent if they serve certain populations and geographies. An Urban Institute study found that 76 percent of landlords, including 82 percent of landlords in low-poverty neighborhoods, refused to accept Housing Choice Vouchers. Source: Cunningham, et al. 2018. "Do Landlords Accept Housing Choice Vouchers? Findings from Los Angeles, California". Urban Institute. For information about HUD regulations on project basing go to https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/project.

[41] For more information about why project-basing is a best practice, see "The Power of Leveraging Section 8" by the California Housing Partnership: https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2015/11/25-MacArthurS8Rept2008_11_09.pdf.

[42] The City of Santa Monica Housing Authority provided tenant protection vouchers on two affordable developments with expiring HUD project-based rental assistance contracts.

TABLE 20: HOUSING CHOICE VOUCHERS AVAILABLE IN LOS ANGELES COUNTY

Public Housing Authorities	# of Vouchers Available	% of Total Available Vouchers	% Change from 2018
City of Los Angeles (HACLA)	50,832	52.3%	+0.6%
County of Los Angeles (LACDA)	25,193	25.9%	+4.6%
City of Long Beach	7,498	7.7%	0%
City of Glendale	1,621	1.7%	+0.9%
City of Santa Monica	1,488	1.5%	+25.9%*
City of Pasadena	1,409	1.5%	0%
City of Burbank	1,019	1.0%	0%
City of Inglewood	1,002	1.0%	0%
City of Pomona	982	1.0%	0%
City of Baldwin Park	899	0.9%	0%
City of Compton	803	0.8%	0%
City of Hawthorne	711	0.7%	0%
City of Norwalk	705	0.7%	0%
City of Torrance	690	0.7%	0%
City of South Gate	654	0.7%	0%
City of Redondo Beach	613	0.6%	0%
City of Pico Rivera	517	0.5%	0%
Culver City	384	0.4%	0%
City of Hawaiian Gardens	132	0.1%	0%
Total	**97,152**	**100%**	**+1.8%**

Source: HUD Picture of Subsidized Households, 2019.
**The City of Santa Monica Housing Authority provided tenant protection vouchers on two affordable developments with expiring HUD project-based rental assistance contracts.*

HOUSING INVENTORY COUNTS

The Los Angeles Continuum of Care Housing Inventory Count (HIC) is conducted in the last ten days of January and is designed to give the County a comprehensive listing of beds and supportive housing units dedicated to homeless and formerly homeless persons. This Count is required by HUD to help allocate federal funding for homeless services. The HIC includes many different kinds of crisis and permanent housing, including shelters, shared, and scattered-site housing.[43] Full details from the 2019 HIC are shown in Table 21, and highlights include:

- Los Angeles Homeless Services Authority (LAHSA)[44] administers 90 percent of permanent, year-round beds in Los Angeles County. Forty-one percent of year-round beds are listed in SD 2; and
- Overall, all of the CoC's saw declines in the number of year-round supportive beds from 2018 to 2019 except for the Glendale CoC.

TABLE 21: 2019 HIC PERMANENT BEDS* IN LOS ANGELES COUNTY

Continuum of Care (CoC)	Year-Round Beds	% of Total Available Beds	% Change from 2018
LAHSA Total	22,328	90%	-1%
SD 1	3,621	14%	+10%
SD 2	10,050	41%	-18%
SD 3	3,656	15%	+25%
SD 4	919	4%	-7%
SD 5	3,017	12%	-3%
CONFIDENTIAL**	1,065	4%	N/A
Pasadena (SD 5)	422	2%	-5%
Long Beach (SD 4)	1,802	7%	0%
Glendale (SD 5)	192	1%	+48%
Total	**24,744**	**100%**	**-1%**

Source: 2019 Housing Inventory Count (HIC) – Los Angeles CoC. LAHSA. 2019 AHAR HUD.
**Only includes permanent supportive housing (PSH) and other forms of permanent housing (OPH).*
***The 'Confidential' designation was introduced in 2019 data. Percentage change from 2018 may be skewed for the LAHSA CoC.*

[43] 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 a development's administrative offices or sponsoring organizations. Please note that for all shared and scattered-site housing, only one location is recorded.
[44] LAHSA is the lead agency for the Los Angeles CoC.

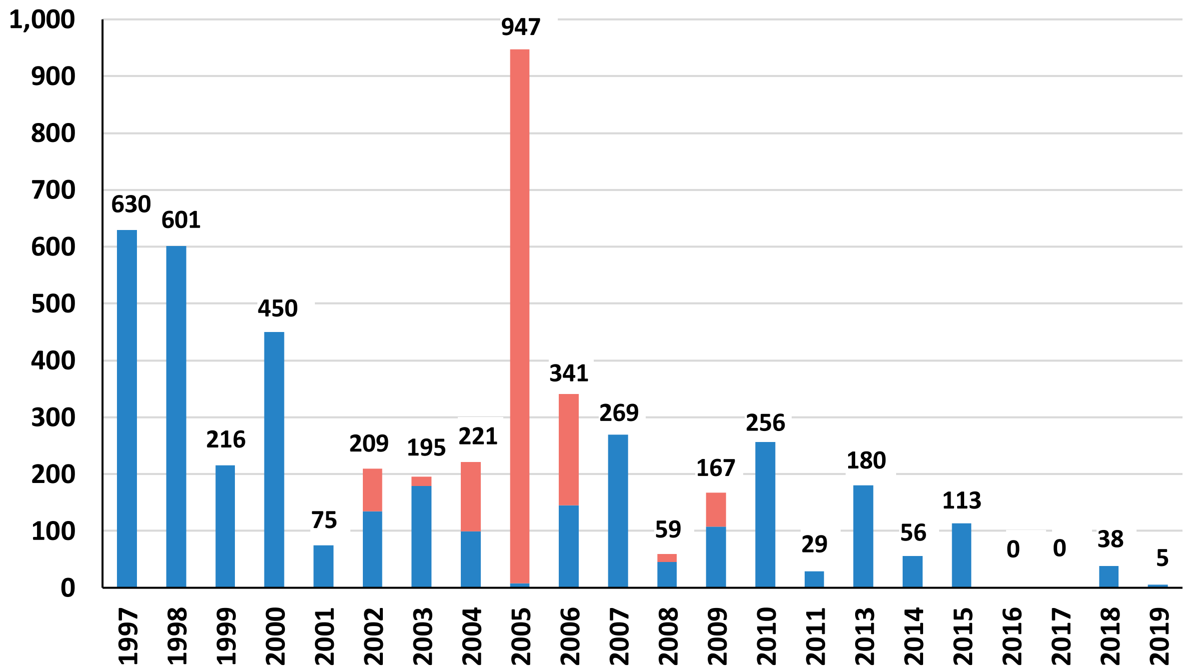
Homes At Risk of Losing Affordability in Los Angeles County

To inform efforts to preserve the affordability of existing affordable homes, this section documents historical losses of federally- and state-subsidized and assesses the risk of homes converting to market rate.[45] For the purposes of this analysis, 'very high' risk developments may convert to market rate in the next 365 days and 'high' risk developments may convert in the next one to five years.[46]

Lost Affordable Homes in Los Angeles County, 1997-2019

Between 1997 and 2019, Los Angeles County lost 5,057 affordable rental homes with HUD rental assistance contracts and/or loans or LIHTCs due to owner decisions to opt out, sell or allow their developments to convert to market rate. Of the 5,057 lost affordable homes in Los Angeles County, 70 percent converted to market rate between 1997 and 2005. Only three percent of lost affordable homes converted between 2015 and 2019 (see Figure 16).[47]

FIGURE 16: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY, 1997-2019



Source: California Housing Partnership Preservation Database, January 2020.

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

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

[47] The concentration of lost LIHTC affordable homes in 2002-2006 were part of the first generation of tax credit developments in California (that received allocations of LIHTCs from 1987-1989). These "lost" developments converted to market rate after the 15-year regulatory agreement expired.

Of the 5,057 lost homes, 3,636 (72 percent) had HUD subsidies and 1,421 (28 percent) lost homes were financed with LIHTCs. See Table 22 for the number of lost homes by SD.

TABLE 22: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY, BY SD AND PROGRAM (1997-2019)

Supervisorial District	Lost HUD Homes	Lost LIHTC Homes	Total Lost Homes	% of Total Lost Homes
SD 1	700	162	862	17%
SD 2	1,342	507	1,849	37%
SD 3	596	292	888	18%
SD 4	449	74	523	10%
SD 5	549	386	935	18%
Total	**3,636**	**1,421**	**5,057**	**100%**

Source: California Housing Partnership Preservation Database, January 2020.

Developments at Risk of Losing Affordability in Los Angeles County

This analysis demonstrates that the risk of affordable homes converting to market-rate prices is very real in Los Angeles County's tight housing market, which includes two of the fifteen most expensive rental housing markets in the United States.[48]

Of the approximately 101,323 federally- and state-subsidized affordable homes in Los Angeles County, 8,873 (nine percent) are currently at 'very high' and 'high' risk of conversion in the next five years; homes that meet either definition are considered at-risk in this analysis. At-risk affordable homes in Los Angeles County have the following characteristics (see Figure 17 and Table 23):

- Ninety-one percent have expiring HUD project-based rental assistance contracts and maturing mortgages, while nine percent are governed by expiring LIHTC regulatory agreements or maturing CalHFA loans;
- At-risk affordable homes primarily serve seniors (47 percent) and families (45 percent);[49] and
- At-risk affordable homes are concentrated in SDs 1, 2 and 3 (24 percent, 28 percent and 27 percent, respectively).

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

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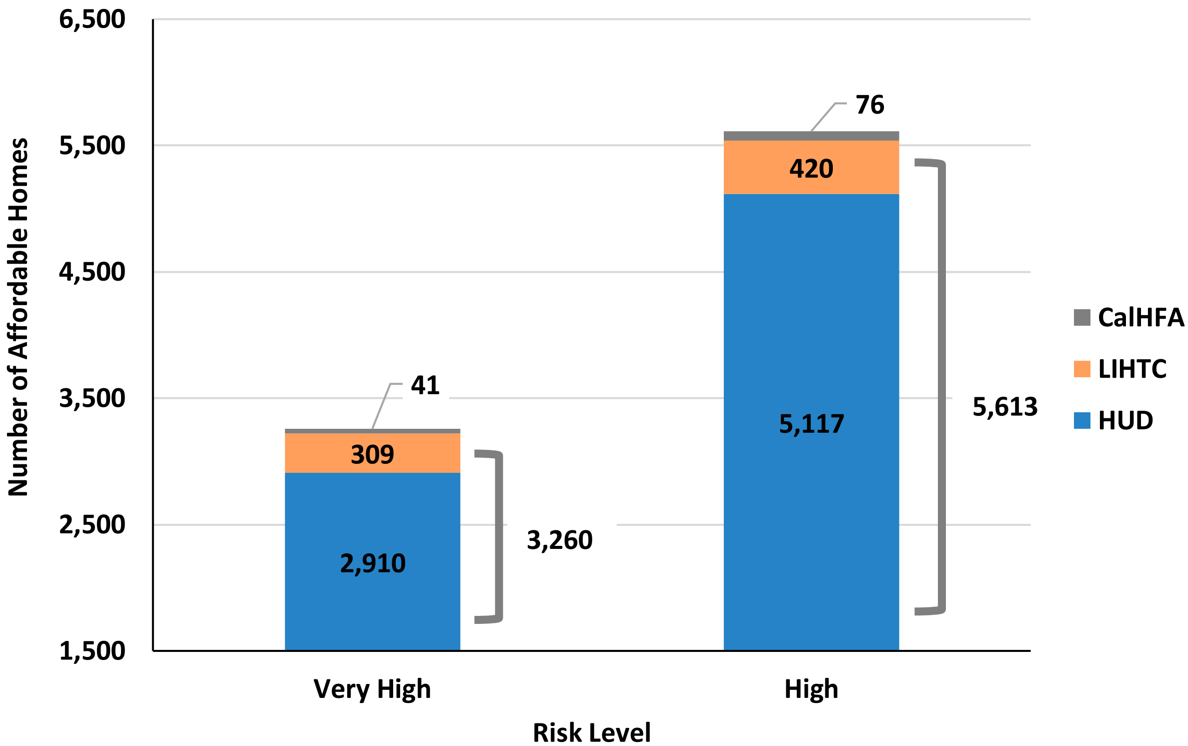
[48] Salviati, Chris. "Apartment List National Rent Report." 1 January 2019. Website: https://bit.ly/1PJwY2A.

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

FIGURE 17: AFFORDABLE HOMES IN LOS ANGELES COUNTY AT RISK OF CONVERSION



Source: California Housing Partnership Preservation Database, January 2020.

TABLE 23: AFFORDABLE HOMES AT RISK OF CONVERSION IN LOS ANGELES COUNTY, BY SD AND PROGRAM

Supervisorial District	% of Total HUD, LIHTC, and CalHFA Inventory	At-Risk HUD Homes*	At-Risk LIHTC Homes	At-Risk CalHFA Homes**	Total At-Risk Homes	% of Total At-Risk Homes
SD 1	29%	1,787	344	34	2,165	24%
SD 2	26%	2,236	203	22	2,461	28%
SD 3	20%	2,215	89	44	2,348	27%
SD 4	12%	565	0	0	565	6%
SD 5	13%	1,224	93	17	1,334	15%
Total	**100%**	**8,027**	**729**	**117**	**8,873**	**100%**

Source: California Housing Partnership Preservation Database, January 2020.
**'At-Risk HUD Homes' that also have LIHTC financing are represented in the 'At-Risk LIHTC Homes' column.*
***'At-Risk CalHFA Homes' that also have LIHTC financing are represented in the 'At-Risk LIHTC Homes' and those that also have HUD assistance are represented in the 'At-Risk HUD Homes' column.*

SECTION 3. COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING RESOURCES

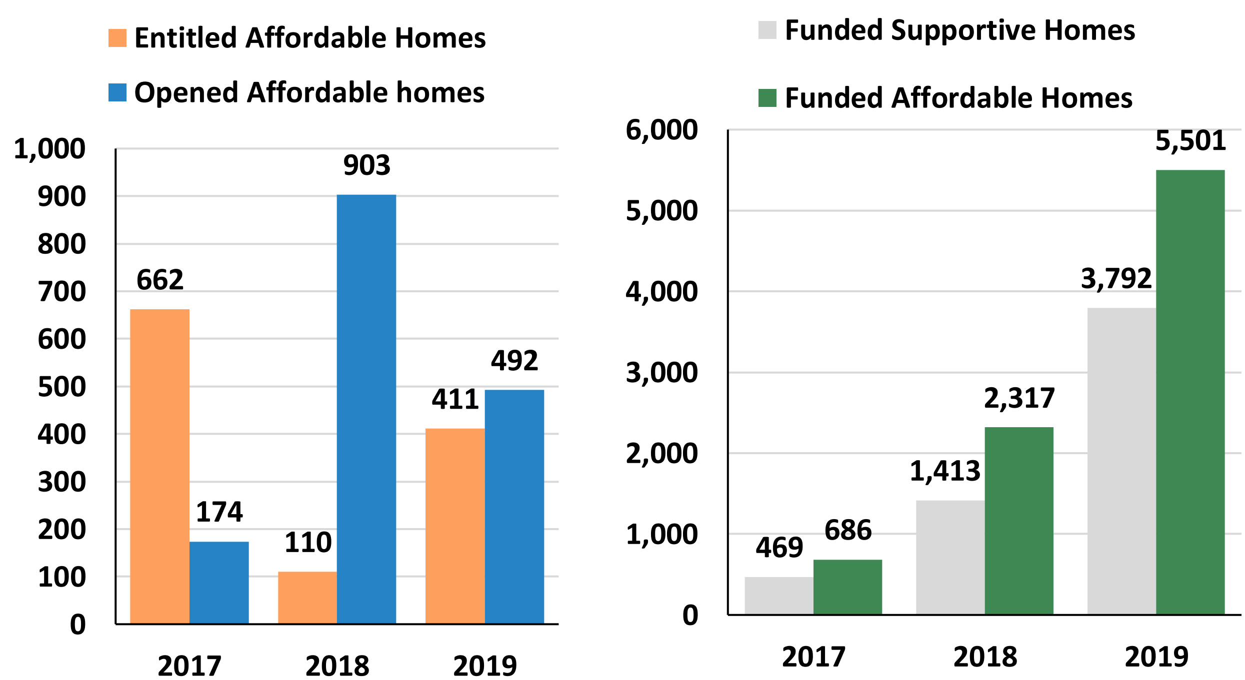
OVERVIEW

TABLE 24: LOS ANGELES COUNTY AFFORDABLE HOUSING ACTIVITY IN 2019

SD	Entitled Affordable Homes (Unincorporated)	County Funded Affordable Homes	Funded Supportive Homes*	Opened Affordable Homes**
SD 1	12	1,312	914	147
SD 2	360	2,789	1,869	61
SD 3	0	989	684	0
SD 4	26	183	183	81
SD 5	13	228	142	203
County Total	**411**	**5,501**	**3,792**	**492**

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

FIGURE 18: COUNTY ENTITLED OR FUNDED AFFORDABLE HOUSING ACTIVITY 2017-2019



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

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

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

Table 25 shows County- and Supervisor District (SD)-level affordable housing inventory totals for all county-administered affordable rental developments from the sources listed above. Figure 19 shows a map of the county-administered inventory of affordable rental developments. SD-level maps are included in Appendix D: Full Data Findings, Section 3. Highlights from Section 3 include:

- The total inventory of all county-administered affordable rental housing increased by 29 percent from 2018;
- More than 53,000 rental subsidies and assistance for lower-income households and individuals were administered in 2019; and
- All County departments except the Department of Health and the Housing Authority saw increases to their capital budgets from 2018 to 2019.

TABLE 25: SUMMARY OF COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING AND SUBSIDIES*

SD	Developments	Affordable Homes**	% Change in Affordable Rental Homes from 2018	Rental Subsidies***
SD 1	129	7,189	+23%	N/A
SD 2	179	8,883	+55%	N/A
SD 3	64	3,448	+40%	N/A
SD 4	46	3,744	+6%	N/A
SD 5	52	3,140	+8%	N/A
County	**470**	**26,403**	**+29%**	**53,736**

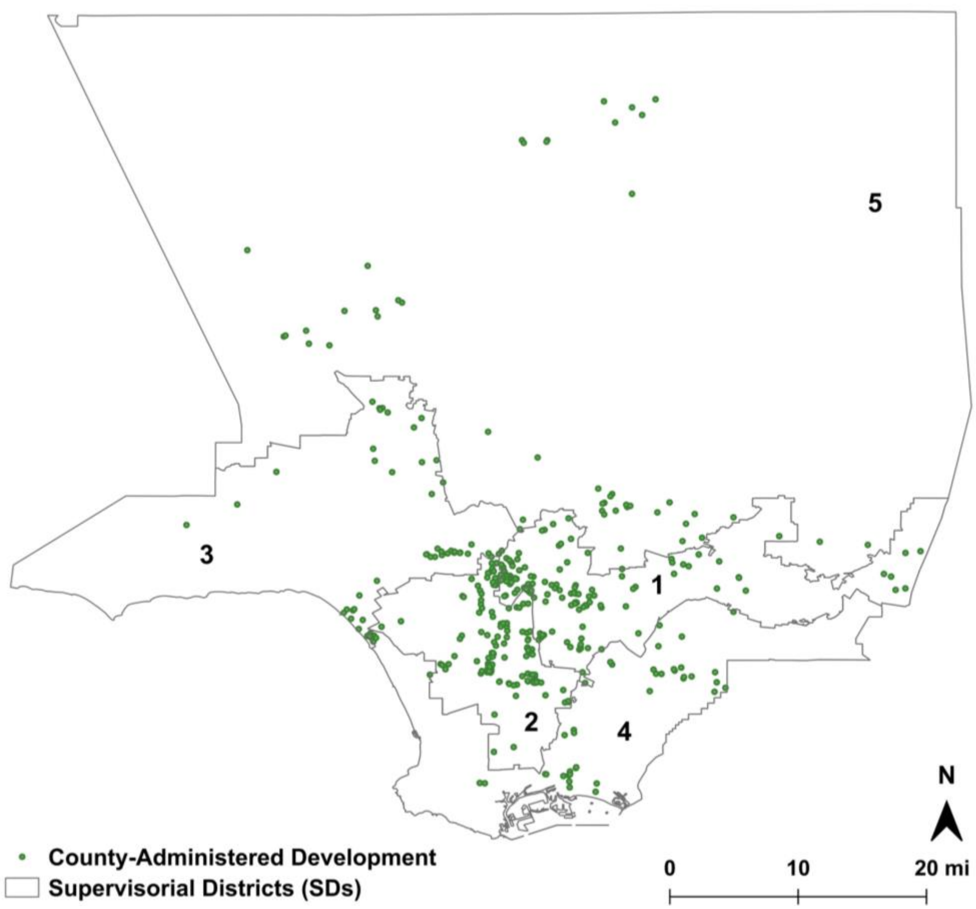
Source: LACDA, DRP, DMH, DHS, and LAHSA.

**Reflects de-duplicated totals among County sources and may overlap with federal and state financing shown in Section 2.*

***Affordable up to moderate-income households (<120% AMI) and includes developments not yet placed in service.*

****Reflects number of households served by rental subsidy programs administered by LAHSA, LACDA, DMH, and DHS.*

FIGURE 19: COUNTY-ADMINISTERED AFFORDABLE RENTAL DEVELOPMENTS



Los Angeles County Development Authority and Department of Regional Planning

Affordable, multifamily rental housing developments receive funding from the Los Angeles County Development Authority (LACDA) through a semiannual Notice of Funding Availability (NOFA), which makes available local Affordable Housing Trust funds, federal HOME funds, and other available funding sources. A number of affordable rental homes with affordability restrictions arising from land use entitlements are monitored by LACDA in coordination with the Department of Regional Planning (DRP), along with developments formerly funded by the former Redevelopment Agency. These rental homes may include developments funded through the NOFA as well as private developments that have affordability requirements related to density bonus, Mello Coastal Zone Act or other land use conditions of approval. In addition, LACDA issues tax-exempt multifamily housing revenue bonds that are needed to obtain 4% federal Low-Income Housing Tax Credits (LIHTC) for NOFA-funded developments that do not receive 9% state LIHTCs.

LACDA also owns and operates 68 public and affordable housing developments with 3,229 homes, the largest concentrations of which are in SDs 1,3 and 4. LACDA utilized the majority of its $6.94 million of their FY2019-20 Capital Fund (CFP) HUD allocation to rehabilitate public housing developments.

Data on LACDA's affordable housing investments are shown in Tables 26 and 27 and Figures 20 and 21. Affordable developments that are newly funded, entitled, or opened are shown in Table 28 and Figure, 22, 23 and 24. The portfolio of affordable developments funded or monitored by LACDA and DRP are shown in Table 29. Highlights:

- LACDA invested more than $319 million in the production and preservation of 3,539 affordable rental homes in 2019 (see Table 26 and Figure 22);
- County investments in affordable housing have increased more than eighteen-fold since 2014 (see Figure 20);
- SD 2 and SD 3 saw the largest increase in number of affordable homes receiving funding or entitlements from 2018 to 2019, a continuing trend from 2018 (see Table 29);
- In 2019, 318 affordable homes opened in unincorporated Los Angeles County, a 47 percent decrease from 2018 and a 170 percent increase from 2017 (see Table 28);
- The County approved land use entitlements for ten developments with 411 affordable homes in unincorporated areas in 2019, almost four times the number of homes entitled in 2018 (see Table 28);
- In FY2019, the Public Housing Capital Fund Program budget received level funding thanks to a $2 million (45 percent) increase over fiscal years prior to FY2018 (see Figure 21);
- Forty-two affordable homes were entitled through the County's Density Bonus program in 2019, 31 more affordable homes than in 2018 (Figure 23); and
- In 2019, 152 affordable homes opened through land use mechanisms, 105 more than in 2018 (Figure 24).

TABLE 26: LACDA NOFA INVESTMENTS IN 2019

	Amount	% Change from 2018
LACDA NOFA Funds Awarded in 2019	$319,380,800	+193%
Special Needs & Family New Construction (Avg. Cost per Home)*	$532,390	+12%
Special Needs & Senior New Construction (Avg. Cost per Home)*	$602,763	+16%
Supportive Housing New Construction (Avg. Cost per Home)*	$555,743	+13%

**Average cost per home is based on total development costs.*

FIGURE 20: COUNTY NOFA INVESTMENTS & LEVERAGED RESOURCES, 2014-2019

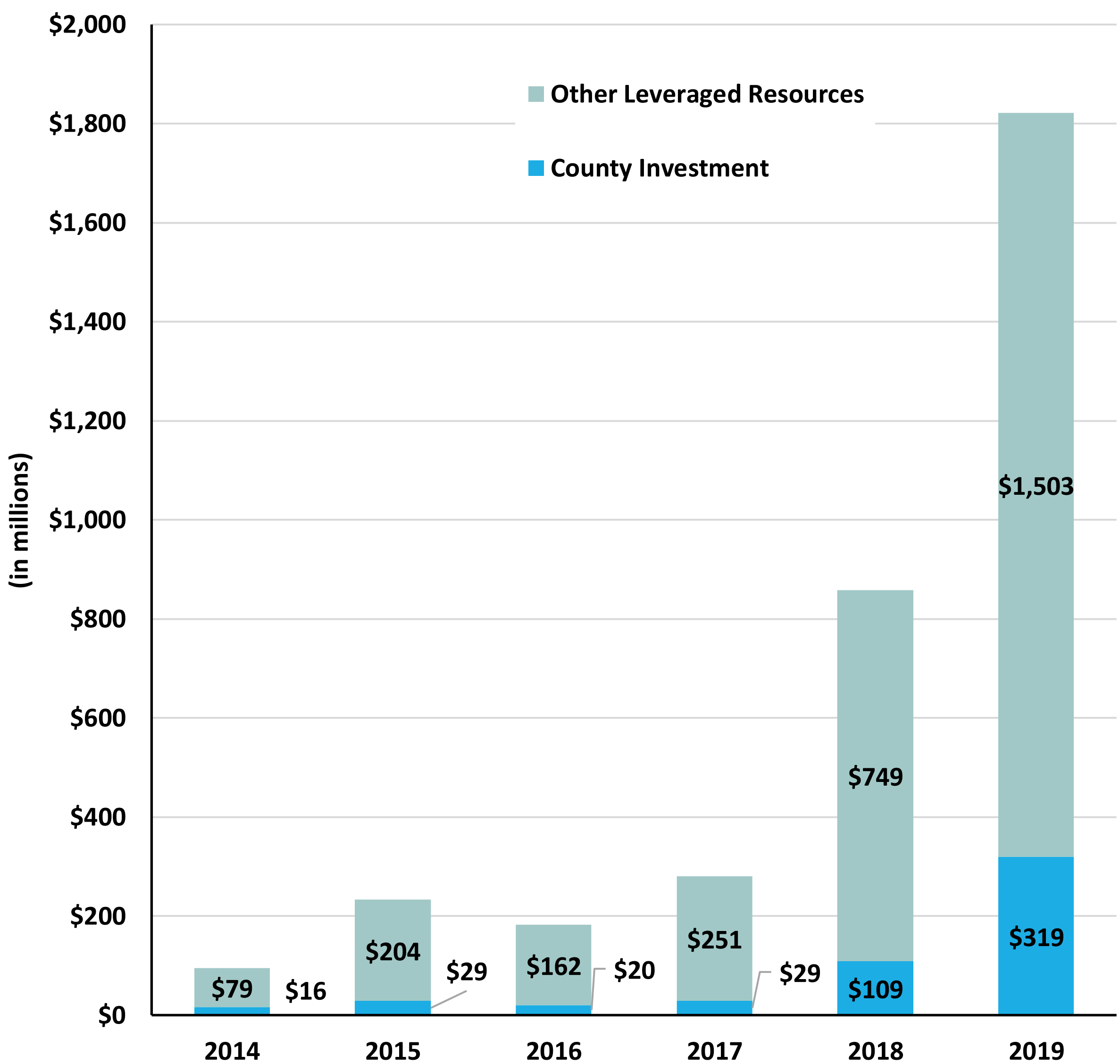


TABLE 27: LACDA PUBLIC HOUSING REHABILITATION EXPENDITURES

	Amount	% Change from FY2018
FY2019-20 Capital Fund Program Budget	$6,944,772	-1%
Anticipated FY2020-21 Capital Fund Program Budget	$7,166,752	+49%
Senior Homes Avg. Cost per Home*	$48,650	+3%
Large Family Homes Avg. Cost per Home*	$56,782	+4%
Other Homes Avg. Cost per Home*	$44,938	+3%

**Average rehabilitation cost per home is based on LACDA's Five Year Plan.*

FIGURE 21: LACDA PUBLIC HOUSING CAPITAL FUND PROGRAM BUDGET FY2014 – FY19

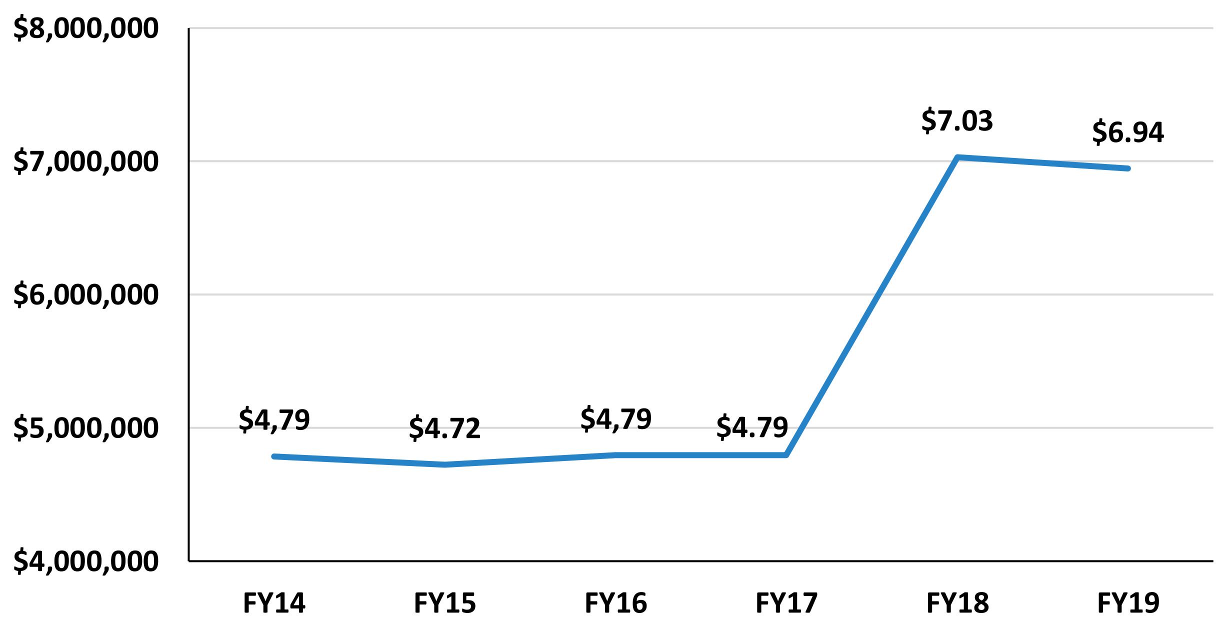
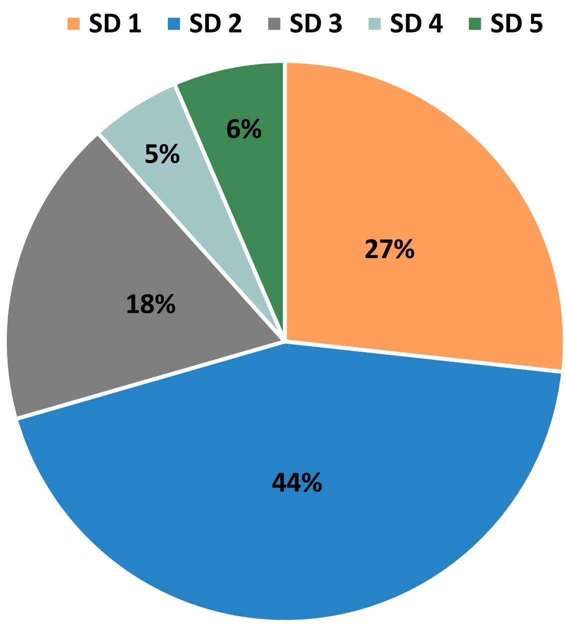


TABLE 28: LACDA AND DRP 2019 AFFORDABLE HOME PRODUCTION AND PRESERVATION IN (UNINCORPORATED AREAS)*

	Developments	Affordable Homes	% Change of Affordable Homes from 2018
Opened in 2019	8	470	-27%
Entitled in 2019	10	411	+274%

**Data presented is a subset of data in Table 23.*

FIGURE 22: DISTRIBUTION OF AFFORDABLE HOMES AWARDED IN 2019 NOFA



SD	Affordable Homes	% Change from 2018*
SD 1	940	+242%
SD 2	1,561	+64%
SD 3	627	+160%
SD 4	183	+30%
SD 5	228	+128%
County	**3,539**	**+107%**

**Percentage change from affordable homes awarded in 2018 NOFA.*

FIGURE 23: AFFORDABLE HOMES ENTITLED THROUGH DENSITY BONUS (UNINCORPORATED AREAS)

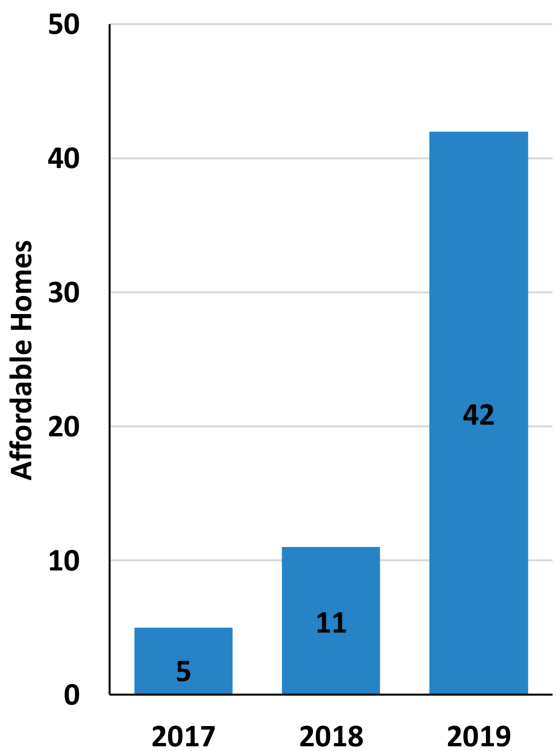


FIGURE 24: AFFORDABLE HOMES OPENED THROUGH MELLO ACT AND DEVELOPMENT ON COUNTY-OWNED LAND (UNINCORPORATED AREAS)

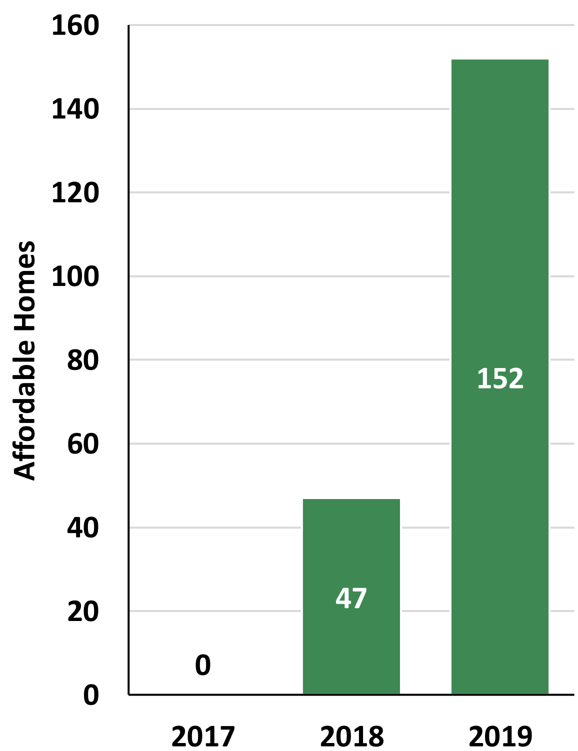


TABLE 29: LACDA AND DRP DEVELOPMENTS*

SD	Developments	Affordable Homes**	% Change of Affordable Homes from 2018
SD 1	121	6,630	+17%
SD 2	153	6,963	+39%
SD 3	48	2,527	+33%
SD 4	39	3,167	+7%
SD 5	51	3,129	+20%
County	**412**	**22,416**	**+23%**

**Reflects de-duplicated totals among County sources, includes developments that may have received multiple rounds of funding and now includes public housing developments, unlike the 2018 Affordable Housing Outcomes Report. These developments overlap with federal and state financing shown in Section 2.*
***Affordable up to moderate-income households (<120% AMI) and includes developments not yet placed in service.*

LACDA Rental Subsidies

LACDA administers multiple voucher programs offering short- and long-term assistance for more than 60,000 low-income individuals, veterans, people experiencing homelessness, transition-age youth, seniors, and disabled persons, as well as families through the Department of Children and Family Services (DCFS) Family Unification Program (see Table 30). Voucher allocations and household utilization of vouchers from 2017 to 2019 is shown in Figure 25. Figure 26 and Tables 31, 32 and 33 describe households that received rental subsidies in 2019 and those that are currently on the waitlist. Highlights:

- The vast majority of the LACDA's voucher households (83 percent) are participants in the Housing Choice Voucher (Voucher) program;
- Households served by LACDA's voucher programs increased by four percent from 2018 to 2019;
- Veterans Affairs Supportive Housing (VASH) project-based assistance served 32 percent more individuals in 2019 than in 2018 and 69 percent more individuals in 2019 than in 2017;
- New admission into voucher programs increased by more than 500 households from 2018, 46 percent of which are families; and
- The number of households on the Voucher program waiting list declined by more than 450 households from 2018 to 2019, as more households receive Vouchers[50].

[50] LACDA's Voucher program waitlist has been closed since 2011. The decrease in the number of households is a result of households moving off the list, but no new households were added between 2018 and 2019.

TABLE 30: TENANTS SERVED BY LACDA VOUCHER PROGRAMS IN 2019*

	Vouchers Allocated	Households Served	Individuals Served	Avg. Monthly Cost per Household	Avg. Monthly Cost per Individual	Disabled Persons Served	Elderly Persons Served	Families with Children Served
Tenant Vouchers	21,246	21,536	52,078	$1,007	$416	12,364	9,542	8,082
Project-Based Vouchers	922	917	1,939	$983	$465	491	424	278
Tenant-Based VASH	2,524	1,685	2,736	$927	$571	785	704	287
Project-Based VASH	168	156	171	$625	$570	76	81	2
Tenant-Based CoC	1,813	1,360	2,400	$906	$514	1,387	297	320
Sponsor-Based CoC	68	70	133	$879	$463	76	15	29
Family Unification Vouchers	333	230	931	$1,118	$276	73	15	184
Total	**27,074**	**25,954**	**60,388**	**N/A**	**N/A**	**15,252**	**11,078**	**9,182**

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

FIGURE 25: VOUCHERS ALLOCATED AND HOUSEHOLDS SERVED BY LACDA 2017-2019

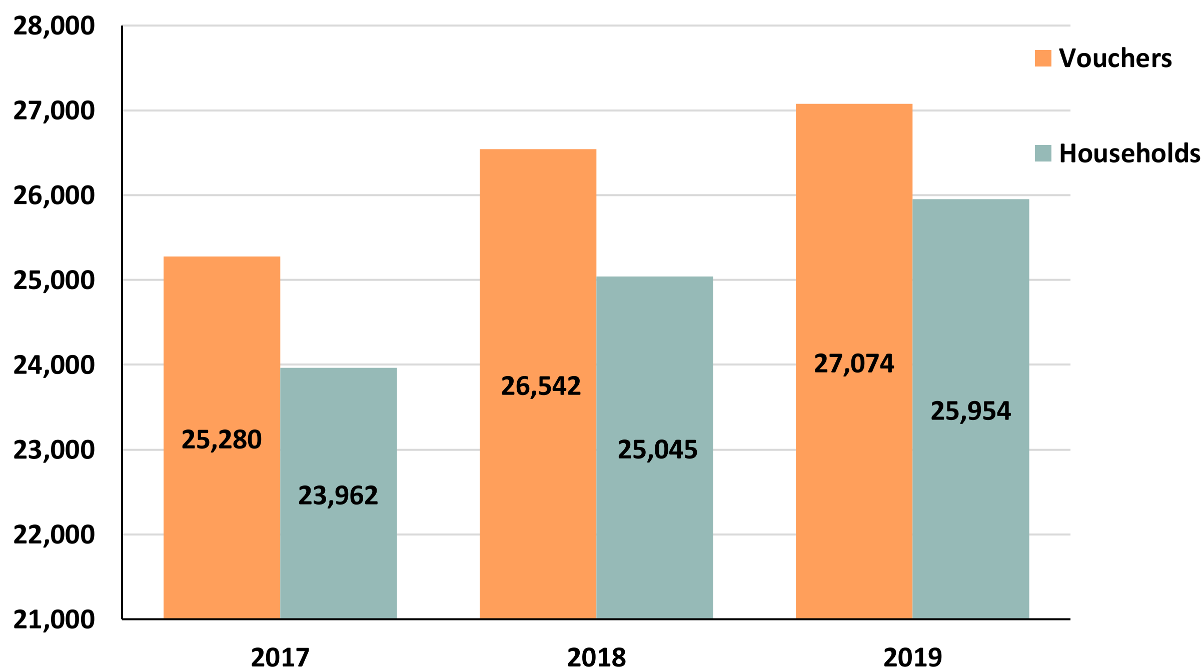
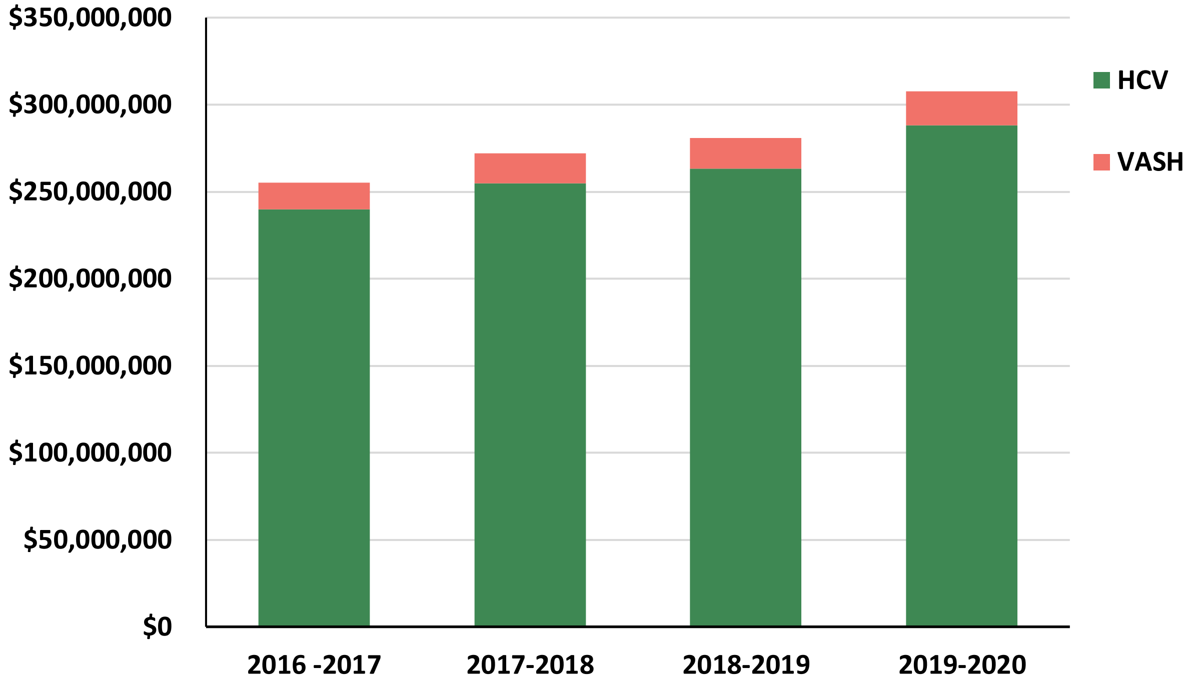


FIGURE 26: LACDA HCV AND VASH FUNDING 2016-2019



Year	Voucher Type	HCV	VASH	Total
2016-2017*	**Tenant-Based**	$233,366,419	$14,993,038	**$248,359,457**
	Project-Based	$6,350,327	$630,468	**$6,980,795**
2017-2018*	**Tenant-Based**	$230,003,318	$16,444,257	**$246,447,575**
	Project-Based	$7,867,888	$633,398	**$8,501,286**
2018-2019*	**Tenant-Based**	$236,601,125	$16,615,407	**$253,216,532**
	Project-Based	$9,305,067	$821,806	**$10,126,873**
2019-2020*	**Tenant-Based**	$258,078,380	$18,789,442	**$276,867,822**
	Project-Based	$10,175,218	$992,391	**$11,167,610**

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

TABLE 31: LACDA 2019 NEW ADMISSIONS*

	# of Households	% Change from 2018
Elderly	384	+26%
Disabled	852	+37%
Single-member Households	1,031	+57%
Families	889	+23%
Total	**1,920**	**+39%**

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

TABLE 32: LACDA VOUCHER WAITING LIST*

	# of Households	% Change from 2018
Elderly (Head of Households only)	10,022	+5
Disabled (Head of Households only)	5,551	0.5%
Disabled (Head of Households or Spouse)	11,079	-1%
Single-member Households	14,345	-1%
Families	22,995	-2%
Total	**37,340**	**-1%**

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

More than 1,500 tenants exited from voucher programs[51] in 2019, a 25 percent increase from 2018. Reasons for exits include the following and are summarized in Table 33:

- The majority (72 percent) of exits from tenant- and project-based vouchers were the result of self-termination, the death of the tenant, or the tenant 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 LACDA;[52]
- Across all programs, voucher expiration increased by 49 percent from 2018 to 2019 as households moved from accommodations that accepted their voucher, but were unable to find new landlords willing to accept their vouchers;
- The most common reason for exit from VASH was self-termination followed by termination due to program violations, a trend that held true in 2018 and 2017;[53] and
- Almost 50% of the CoC program participants left the program in 2019 due to program violations, a decrease from 2018 and 2017.

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[51] In general, when households leave voucher programs, their vouchers remain in the program and become available to other households in need of rental assistance.
[52] LACDA allows 60 days to find a new home and may grant extensions that can exceed beyond 180 days upon request.
[53] 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 33: LACDA TENANT REASONS FOR LEAVING VOUCHER PROGRAMS IN 2019

	Voucher Program*	VASH Program*	CoC Program	Section 8 Family Unification Program
Deceased	303	33	5	0
End of Program	51	0	1	0
Ineligible for Program	1	0	0	0
Program Violation	223	47	17	2
Self-Termination	266	82	7	2
Voucher Expired**	359	39	5	9
Self-Sufficient	87	20	0	1
Total	**1,290**	**221**	**35**	**14**

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

REGIONAL HOUSING NEED ALLOCATION (RHNA)

For the Fifth Revision of Los Angeles County's Housing Element, the Southern California Association of Governments (SCAG) allocated nearly 28,000 homes to unincorporated areas of the County. Forty-three percent of the homes to be built during the Fifth Housing Element Cycle (2014-2021) must be affordable to those earning 80 percent or less of Area Median Income (AMI). By the end of 2019, the County had met 22 percent of its RHNA allocation, a majority of which was housing intended for above moderate-income households. See Table 34 for the number of homes that have been permitted in each income group since 2014 in Los Angeles County.

TABLE 34: REGIONAL HOUSING NEED ALLOCATION (2014-2021) PERMITS ISSUED

Income Level	RHNA Allocation*	2014 (Year 1)	2015 (Year 2)	2016 (Year 3)	2017 (Year 4)	2018 (Year 5)	2019 (Year 6)	% RHNA Met
Very Low	7,404	159	32	25	354	38	54	**9%**
Low	4,281	0	0	0	108	14	107	**5%**
Moderate	4,930	0	0	0	0	19	0	**0.4%**
Above Moderate	10,825	513	1,790	620	622	562	1,130	**48%**
Total	**27,440**	**672**	**1,822**	**655**	**1,084**	**633**	**1,291**	**22%**

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

DEPARTMENT OF HEALTH SERVICES

The Los Angeles County Department of Health Services (DHS) Housing for Health (HFH) division provides housing and supportive services to homeless clients with physical and/or behavioral health conditions, high utilizers of County services, and other vulnerable populations. This Report includes information on HFH's permanent supportive housing and rapid re-housing programs, including the Breaking Barriers rapid rehousing program. In addition, the tables below include clients served on behalf of the Office of Diversion and Reentry, which leverages HFH's infrastructure to provide permanent supportive housing to individuals exiting the criminal justice system. 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 Intensive Case Management Services (ICMS). These on-site or roving field-based supportive service – 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. ICMS is client-centered and employs a "whatever it takes approach" to assist clients in their transition from homelessness to permanent housing.

In February of 2014, HFH launched the FHSP, a new and innovative way to provide rental subsidies in Los Angeles County, operated by the nonprofit 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. Within the County, funding for the FHSP currently comes from DHS, the Department of Mental Health, the Probation Department, the Homeless Prevention Initiative, the CEO's Homeless Initiative, and from the Board of Supervisors. Funding for the FHSP originally came from multiple County departments, including DHS, the Department of Mental Health, the Probation Department, the Sherriff's Department, the CEO's Homeless Initiative (including a significant amount of Measure H and Homeless Prevention Initiative funding), LA Care, Whole Person Care, the Department of Public and Social Services, the California Department of Social Services, and the Board of Supervisors. The initial multi-agency approach has evolved, and FHSP's current funding stream comes primarily from Measure H via the CEO's Homeless Initiative and general fund appropriations by the Board of Supervisors.

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

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

Tables 35 through 41 provide a summary of DHS's housing subsidies and services. Highlights:

- Almost 16,000 individuals received housing subsidies and services from DHS' Housing for Health Program in 2019, a 33 percent increase from 2018;
- DHS provided almost 4,000 more individuals with housing subsidies and services in 2019 than in 2018, and project to serve 1,880 more in 2020; and
- Fifty percent of rental subsidies used to house individuals in the Housing for Health program are from the Flexible Housing Subsidy Pool (FHSP).

TABLE 35: DHS HOUSING FOR HEALTH BUDGETS

	Amount*	% Change from FY2018
FY2019-20 Permanent Supportive Budget	$115,000,000	0%
FY2019-20 Rapid Re-Housing Budget	$18,500,000	0%

**Funding amounts are estimates.*

TABLE 36: DHS HOUSING FOR HEALTH AVERAGE COST PER TENANT*

Forms of Assistance	Amount	% Change from 2018
Permanent Supportive Housing (local voucher)**	**$27,060**	**+8%**
Rent Subsidy	*$18,360*	*+7%*
Tenancy Support Services	*$3,300*	*+31%*
Intensive Case Management Services	*$5,400*	*0%*
Permanent Supportive Housing (federal voucher)	**$5,400**	**0%**
Intensive Case Management Services	*$5,400*	*0%*
Rapid Re-Housing	**$19,500**	**+8%**
Rent Subsidy	*$10,800*	*+6%*
Tenancy Support Services	*$3,300*	*+31%*
Intensive Case Management Services	*$5,400*	*0%*

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

TABLE 37: DHS HOUSING FOR HEALTH PROGRAM

	# of Individuals	% Change from 2018
Total Number of Individuals Connected to Housing Subsidy and/or Services in 2019	**16,141**	**+33%**
Permanent Supportive	*14,997*	*+44%*
Rapid Re-Housing	*1,144*	*-29%*
Number of Individuals Newly Connected to Housing Subsidy and/or Services in 2019	**6,308**	**+5%**
Permanent Supportive	*6,139*	*+14%*
Rapid Re-Housing	*169*	*-74%*
Number of Individuals Projected to Serve in in 2019	**17,850**	**+34%**
Permanent Supportive	*17,100*	*+43%*
Rapid Re-Housing	*750*	*-42%*

TABLE 38: RENTAL SUBSIDIES RECEIVED BY HOUSING FOR HEALTH CLIENTS IN 2019*

		# of Rental Subsidies	% of Subsidies**	% Change from 2018
Flexible Housing Subsidy Pool (FHSP)	Tenant	7,059	44%	+13%
	Project-Based	939	6%	+30%
HACLA***	Tenant	2,035	11%	-2%
	Project-Based	2,667	17%	+69%
LACDA***	Tenant	1,776	11%	+305%
	Project-Based	305	2%	+116%
Housing Authority of the City of Long Beach***	Tenant	91	1%	+1,038%
	Project-Based	72	0.5%	+7%
Other Public Housing Authorities and HUD***	Tenant	38	0.2%	+111%
	Project-Based	136	1%	+209%
MHSA Trust Fund	Tenant	0	0%	0%
	Project-Based	266	2%	-24%
LAHSA	Tenant	176	1%	N/A
	Project-Based	198	1%	+58%
Other County Resources	Tenant	4	0.1%	N/A
	Project-Based	0	0%	N/A
ICMS Services Only	Tenant	146	1%	N/A
	Project-Based	62	0.4%	N/A
Total		**15,970**	**100%**	**+33%**

**This table represent new and existing Housing for Health Clients in 2019. Inclusive of all Housing for Health rental subsidies.*
***Percentages may not sum because they are rounded to the nearest whole integer.*
****Federal vouchers.*

TABLE 39: GENDER OF HOUSING FOR HEALTH CLIENTS

	# of Individuals	% Change from 2018
Female	6,431	+41%
Male	9,369	+27%
Transgender	153	+58%
Genderqueer	13	+333%
Unknown	4	-67%
Total	**15,970**	**+33%**

TABLE 40: AGE CATEGORIES OF HOUSING FOR HEALTH CLIENTS

	# of Individuals	% Change from 2018
18-29	1,982	+20%
30-39	2,636	+27%
40-49	2,727	+21%
50-59	4,438	+21%
60-69	3,323	+29%
70+	826	+37%
Unknown	38	-5%
Total	**15,970**	**+25%**

TABLE 41: RACE/ETHNICITY OF HOUSING FOR HEALTH CLIENTS*

	# of Individuals	% Change from 2018
Black	7,107	+23%
Latino	4,570	+28%
White	6,200	+28%
American Indian	252	+24%
Asian/Pacific Islander	401	+33%
Unknown	906	+17%
Other	1,104	+20%

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

Department of Mental Health

Since 2007, the Department of Mental Health (DMH) has provided permanent supportive housing funding for consumers who are homeless or chronically homeless with a mental illness through three successive programs funded by the Mental Health Services Act (MHSA): the MHSA Housing Program, the Local Government Special Needs Housing Program (SNHP), and the most recent successor, the No Place Like Home (NPLH) Program. These programs provide both capital development and operating subsidies for the development of permanent supportive housing. Through partnerships with developers, on-site service providers, and property management companies, DMH is increasing the amount of affordable housing available to individuals with mental illness and their families. DMH and its network of agencies provide the mental health services to the consumers in MHSA-funded units. Between the MHSA Housing Program and SNHP, 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 is currently investing in hundreds of additional units via the NPLH program.

In addition to these programs, DMH has also funded affordable housing through Mental Health Housing Program (MHHP). MHHP is a capital development program designated to fund permanent supportive housing units restricted to individuals who are homeless or at risk of homelessness with a mental illness.

In 2017 and 2018 DMH invested an additional $50 million each year to fund the capital development of permanent supportive housing through MHHP, which is being administered by LACDA. This large infusion of capital bridged a funding gap until the NPLH could come online at the state level in 2019. NPLH brings approximately $700 million to Los Angeles County for the development of permanent supportive housing units restricted to individuals who are homeless with a mental illness. In FY2018-19, the $230 million that was available was increased to $450 million to fund all applications that met the eligibility threshold. This advanced funding resulted in no available funding for FY2019-20.

DMH has funded 134 developments through the NPLH, MHHP, SNHP and the MHSA Housing Program, with newly funded developments in all of the Supervisorial Districts. Tables 42 through 44 show DMH's capital investments in affordable housing. Highlights:

- In 2019, 2,253 affordable supportive homes received $480 million of investment, more than doubling the number of affordable supportive homes funded by the Department;
- Thirty-one affordable supportive homes with SNHP funding were placed in service in 2019; and
- Affordable supportive housing funded in 2019 makes up 61 percent of all DMH funded affordable supportive housing.

TABLE 42: DMH CAPITAL INVESTMENTS

	Amount	% Change from FY18
FY19-20 Capital Budget*	$0	-100%
Available Balance for FY19-20 Budget	$0	
Avg. Subsidy per Home for Supportive Housing (Permanent Financing)**	$182,277	+38%

**The proposed NPLH budget for FY2018-19 was expanded from $230 million to $450 million to fund all eligible applications in advance of NPLH funds becoming available. As a result, no funding is available for FY2019-20.*

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

TABLE 43: DMH FUNDED DEVELOPMENTS

SD	Developments*	Affordable Homes	% Change from 2018	Affordable Supportive Homes**	% Change from 2018
SD 1	25	1,724	+265%	767	+242%
SD 2	58	4,327	+154%	1,722	+188%
SD 3	32	1,661	+105%	762	+111%
SD 4	11	798	+19%	226	+60%
SD 5	8	453	+101%	197	+103%
County	**134**	**8,963**	**+131%**	**3,674**	**+159%**

**Includes developments not yet placed in service.*

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

TABLE 44: DMH AFFORDABLE HOUSING ACTIVITY IN 2019

	Developments*	Affordable Homes	% Change from 2018	Affordable Supportive Homes **	% Change from 2018
Funded	71	5,078	+524%	2,253	+516%
Opened	2	101	-57%	31	-62%

**Includes developments not yet placed in service.*

***This is a subset of the number of 'Affordable Homes' and are funded by MHHP, SNHP, and the Alternative Housing Model.*

MHSA Capitalizes Operating Reserve

The Capitalized Operating Subsidy Reserve (COSR) is an operating subsidy used in conjunction with designated MHSA funded units in permanent supportive housing. COSR was available under the MHSA Housing Program and the SNHP. The Department has not elected to use NPLH dollars to fund COSR. The purpose of the COSR is to ensure the break-even operation of PSH units by funding the difference between approved operating expenses and tenant rents received for assisted units. COSR funds are set aside at loan closing and are held by the California Housing Finance Agency (CalHFA).

The MHSA Housing Program allowed 1/3 of the initial allocation of program funds to be used for a COSR. During calendar year 2019, twelve of the 57 housing developments funded under the MHSA Housing and SHNP Program utilized COSR to make the units affordable for the target population. During the underwriting process, all allocations of COSR were sized to last 15 to 20 years. These funds are disbursed annually by CalHFA after reviewing the development's operating costs. However, the disbursements are not automatic and the request for disbursement must be initiated by the developer. With the recent announcement of the ending of the SNHP Program, DMH elected to distribute any uncommitted capital funds to replenish the current COSR accounts to ensure continued affordability for an additional 10 to 15 years. Tables 45 through 49 describe the impact of the MHSA subsidy in 2019. Highlights:

- A 19 percent decrease in funds utilized from FY2018-19 to FY2019-20;
- Average cost per tenant decreased by 18 percent from FY2018-19 to FY2019-20;
- COSR recipients housed from 2018 to 2019 increased by five percent;
- Sixty-five percent of the COSR recipients are under the age of 60; and
- The number of women receiving assistance increase by 18% from 2018.

TABLE 45: DMH MHSA COSR PROGRAM 2019 EXPENDITURES

	Amount	% Change from 2018
Funds Utilized in 2019	$1,313,355	-19%
Average Cost per Tenant	$5,111	-18%

TABLE 46: DMH MHSA COSR SUBSIDIZED HOUSEHOLDS

	# of Households	% Change from 2018
Total Recipients Housed in 2019	276	+5%
Newly Housed Recipients Housed in 2019	25	-36%
Projected Turnover of Recipients in 2019	26	+37%

TABLE 47: AGE CATEGORIES OF DMH MHSA COSR RECIPIENTS

	# of Recipients	% Change from 2018
0-17	0	0%
18-25	28	-39%
26-59	152	+15%
60 and over	96	+14%

TABLE 48: GENDER OF DMH MHSA COSR RECIPIENTS

	# of Recipients	% Change from 2018
Male	135	-6%
Female	141	+18%

TABLE 49: RACE OF DMH MHSA COSR RECIPIENTS

	# of Recipients	% Change from 2018
American Indian	3	+50%
Asian	4	-20%
Black or African American	155	+4%
White	100	+3%
Client Refused	14	+56%

Federal Housing Subsidy Unit Program

Funded through 15 contracts with the City and County Housing Authorities, DMH's Federal Housing Subsidy Unit (FHSU) Program provides clients access to permanent supportive housing (PSH) subsidies through the following programs: Continuum of Care (CoC), Tenant Based Supportive Housing (TBSH), and Homeless Section 8 (HS8). These tenant-based subsidies make homes affordable for consumers who pay 30 percent of their income on rent, with the balance paid to the owner by the Housing Authority. A summary of DMH's FHSU Program is shown in Tables 50 through 53. Highlights:

- More than 2,368 individuals are currently housed under DMH's FHSU Program, 417 more in 2019 than in 2018. Three hundred and sixty-seven of those individuals are newly housed;
- Fifty-two percent of DMH clients use HACLA CoC certificates; and
- More than 72 percent of rental subsidy recipients are between the ages of 40 and 69.

TABLE 50: DMH FEDERAL HOUSING SUBSIDY UNIT PROGRAM 2019

	# of Households/Individuals	% Change from 2018
Total Number of Households Currently Housed	1,743	+14%
Total Number of Individuals Currently Housed	2,368	+21%
Number of Households Newly Housed	237	-22%
Number of Individuals Newly Housed	367	-11%

TABLE 51: FHSU PROGRAM RENTAL SUBSIDIES UTILIZED BY DMH CLIENTS IN 2019

	# of Households	% Change from 2018
HACLA CoC	911	+7%
LACDA CoC	508	+16%
HACLA TBSH	223	+21%
HACLA HS8	101	+77%

TABLE 52: AGE CATEGORIES IN TENANT-BASED PROGRAMS

	# of Households	% Change from 2018
18-29	156	+50%
30-39	296	+23%
40-49	328	+19%
50-59	581	+7%
60-69	341	+8%
70-79	40	-15%
80-89	1	0%

TABLE 53: REASONS FOR EXIT FROM DMH TENANT- AND PROJECT-BASED PROGRAM IN 2019

	# of Households	% Change from 2018
Completed Program	21	-5%
Criminal Activity/destruction of property/violence	2	-60%
Death	27	+29%
Left for a housing opportunity before completing program	3	+50%
Non-compliance with program	15	-6%
Non-payment of rent/occupancy charge	2	+100%
Other	5	-55%
Reached maximum time allowed by program	0	-100%
Needs could not be met by program*	6	N/A
Disagreement with rules/persons*	3	N/A
Unknown/disappeared*	5	N/A
Missing Data	11	-58%
Total	**100**	**-5%**

**New categories introduced in 2019; no prior data for comparison.*

Los Angeles Homeless Services Authority

The Los Angles Homeless Services Authority (LAHSA) administers federal, state, and local funds to service providers through the Los Angeles Continuum of Care (LA CoC). As such, LAHSA funds a number of rapid rehousing (RRH) programs that provide limited term rental subsidies that aim to quickly house people experiencing homelessness. Funding for the RRH programs come from a number of sources, including the County of Los Angeles, the City of Los Angeles, and California Housing and Community Development (HCD) Emergency Services Grants (ESG). Tables 54 through 59 summarize the households and individuals that participated in LAHSA's RRH programs in 2019. Highlights:

- Active enrollment fell by more than 2,000 individuals from 2018 to 2019, a decrease of ten percent;
- Nearly 600 more individuals were housed in 2019 than in 2018;
- The department's rapid rehousing budget increased 31 percent from 2018; and
- Almost half (47 percent) of households housed through the rapid rehousing program are families.

TABLE 54: LAHSA EXPENDITURES

	Amount	% Change from FY2018
FY2019-20 RRH Budget	$62,491,988	+31%
FY2019-20 Average Cost per Household*	$10,176	+58%
FY2019-20 Average Cost per Individual**	$4,252	+45%

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

TABLE 55: LAHSA RRH PROGRAMS 2019

	# of Households	% Change in # of Households from 2018	# of Individuals	% Change in # of Individuals from 2018
Actively Enrolled	8,564	-15%	20,008	-10%
Housed*	3,697	-9%	6,745	+9%
Received Rental Assistance**	4,120	-9%	N/A***	N/A

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

TABLE 56: RACE OF INDIVIDUALS HOUSED THROUGH LAHSA RRH PROGRAM IN 2019

	# of Individuals
Black or African American	3,470
White	2,575
Asian	56
American Indian or Alaska Native	50
Native Hawaiian or Other Pacific Islander	34
Unknown*	560
Total	**6,745**

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

TABLE 57: ETHNICTITY OF HOUSEHOLDS HOUSED THROUGH LAHSA RRH PROGRAM IN 2019

	# of Individuals
Non-Hispanic/Non-Latino	4,124
Hispanic/Latino	2,481
Unknown*	140
Total	**6,745**

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

TABLE 58: GENDER OF INDIVIDUALS HOUSED THROUGH LAHSA RRH PROGRAM IN 2019

	# of Individuals
Female	3,966
Male	2,733
Transgender	30
Gender Non-Conforming	6
Client Doesn't Know	1
Data Not Collected	9
Total	**6,745**

TABLE 59: TYPES OF HOUSEHOLDS HOUSED THROUGH LAHSA RRH PROGRAM IN 2019

	# of Households
Families	1,720
Youth	472
Adult	1,505
Total	**3,697**

Section 4. Neighborhood Characteristics and Development Costs

Overview

Section 4 of the report assesses spatial patterns of affordable housing in Los Angeles County ("the County") with respect to geographic criteria that should inform County resource allocation and policy decisions including gentrification and displacement risk, transit proximity, and level of neighborhood resources and opportunity. This section also includes an analysis of recent trends in the cost of developing affordable housing in Los Angeles County.

Data Sources and Methodology

Gentrification and Displacement Risk

Low-income people living in socioeconomically disadvantaged neighborhoods undergoing gentrification are at higher risk of displacement from their homes than low-income people living in other areas.[54] The analysis in this section uses a methodology developed by UCLA researchers as part of an inter-university initiative with UC Berkeley and Portland State called the Urban Displacement Project (UDP). UDP tracks gentrification and assesses displacement risk in socioeconomically disadvantaged census tracts in Los Angeles County that meet either of the following criteria:

- Tracts that experienced gentrification between 2000 and 2015, as determined by whether they experienced greater changes in the following areas relative to county-level trends during the same period: 1) the percentage point increase in the college educated population; 2) the percentage point increase in the non-Hispanic white population; 3) the absolute value increase in median household income; and 4) the absolute value increase in gross rent;[55] or

- Tracts that are at moderate or high risk of future gentrification based on multiple risk factors, including housing market dynamics, demographics and proximity to transit.[56]

This report uses this methodology to determine how many of Los Angeles County's affordable rental homes at risk of conversion are located within areas that recently gentrified or are at risk of future gentrification, and whose loss could contribute to patterns of displacement of low-income people from increasingly resource- and amenities-rich gentrifying areas.

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[54] 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.
[55] 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.
[56] University of California, Los Angeles, 2019. Modeling tool to predict where gentrification occurs. Website: http://www.urbandisplacement.org/map/socal.

Transit Access

Low-income households are more dependent on public transportation than higher-income households and are less likely to drive when they live near transit stations.[57] Gentrification is also more likely to occur in areas served by transit, which can lead to low-income households losing access to transit when they are forced to move as a result of displacement pressures. 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.[58] These HQTA areas are then used to determine how many of Los Angeles County's at-risk affordable developments are in transit-rich areas whose loss would thus contribute to patterns of low-income people losing convenient access to transit in the County.

Neighborhood Resources and Opportunity

Research has demonstrated that neighborhoods have independent, causal effects on key life outcomes, particularly for children. For example, a study published in 2018 found that 62 percent of the observed variation in long-term earnings among children in the United States born into low-income families around 1980 reflects the causal effects of neighborhoods as opposed to differences in their family characteristics, and that place-based factors such as poverty rates and the quality of local public schools were highly correlated with rates of upward mobility.[59]

This analysis uses "opportunity maps" that the state's two main affordable housing funding agencies, the Tax Credit Allocation Committee (TCAC) and the Department of Housing and Community Development (HCD), created to inform policies that incentivize affordable housing for families with children to be located in higher-resource neighborhoods in order to achieve the larger goal of offering families living in state-subsidized affordable housing a more balanced set of geographic choices when compared to historic trends. The state adopted these policies as part of an effort to incorporate affirmatively furthering fair housing (AFFH) principles into its housing programs and investments.

In the TCAC/HCD maps, each area—census tracts in non-rural areas and block groups in rural areas—are assigned to one of five categories (Highest Resource; High Resource; Moderate Resource; Moderate Resource (Rapidly Changing); and Low Resource) based on regionally derived scores for 16 evidence-based neighborhood indicators, or to a sixth category (High Segregation and Poverty) if they are both racially segregated and high-poverty. The Moderate Resource (Rapidly Changing) category is new in 2020, and is meant to identify Moderate Resource areas that, based on recent trends, may soon become

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[57] For example, see: Newmark, Gregory and Haas, Peter. 2015. I*ncome, Location Efficiency, and VMT: Affordable Housing as a Climate Strategy.* Center for Neighborhood Technology Working Paper. December 16.
[58] SCAG defines High Quality Transit Areas as being within a half mile of stations with service every 15 minutes or less during peak commute times, including both fixed guideway transit ad bus rapid transit. This definition is consistent with state housing programs, except in that the criteria for defining proximity to transit stations varies somewhat across programs; for example, regulations for awarding Tax Credits defines proximity as a third mile, while other state programs (like SCAG) use half mile.
[59] Chetty, et al. 2018. *The Opportunity Atlas: Mapping the Childhood Roots of Social Mobility.* Working Paper. Website: https://opportunityinsights.org/paper/the-opportunity-atlas/.

High Resource areas.[60] Areas whose opportunity index scores are in the top 20 percent of each region are categorized as Highest Resource, and tracts and block groups whose scores fall into the next 20 percent of each region (top 20 percent to 40 percent) are categorized as High Resource.

TCAC and HCD work with the California Fair Housing Task Force—a group of independent researchers that includes the California Housing Partnership and multiple research institutes at UC Berkeley—to update these maps on an annual basis to account for new data and refine the methodology based on feedback and emergence of new evidence. Please note that the 2020 draft opportunity maps used in this analysis and are still subject to final approval and adoption by TCAC.

The TCAC/HCD Opportunity Maps are primarily relevant to housing in which children reside, so this analysis only applies to family-targeted developments. The analysis uses these maps for two purposes: 1) to determine how much of the County's at-risk, family-targeted affordable homes are located in Highest and High Resource areas, the loss of which would contribute to patterns of segregation and disparities in access to opportunity because they would be difficult and costly to replace; and 2) to document the degree to which family-targeted, new construction developments funded with Low-Income Housing Tax Credits (LIHTCs) have provided access to Highest and High Resource areas for low-income families in the County, in light of new TCAC and HCD incentives to develop in these areas.

TOTAL DEVELOPMENT COSTS

A growing body of research on the total cost to develop affordable housing in California has stressed that escalating costs are a real, pressing, and significant challenge in a state already grappling with an affordable housing crisis.[61] This analysis considers recent trends in the cost of developing new and preserved affordable housing to better understand how development costs have changed over time in Los Angeles County. In so doing, this section relies on data provided by the California Tax Credit Allocation Committee (TCAC) on all affordable rental housing awarded LIHTCs in Los Angeles County between 2008 and 2019.[62]

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

[61] For example, see: U.S. Government Accountability Office. 2018. "Low-Income Housing Tax Credit: Improved Data and Oversight Would Strengthen Cost Assessment and Fraud Risk Management." September 18. Website: https://www.gao.gov/products/gao-18-637.

[62] This data includes both initial cost data and final cost data. Initial cost data comes from TCAC Applications. See https://www.treasurer.ca.gov/ctcac/meeting/agendas/. Final cost data was provided by TCAC staff in the form of final cost certifications sent by applicants to TCAC upon developments being placed in service. 50% of cost data used in this Report's analysis is from application materials ("initial") and 50% is from final cost certifications ("final").

TRANSIT ACCESS AND DISPLACEMENT RISK

Figure 27 below 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 either gentrified from 2000 to 2015 or are at moderate or high risk of gentrification. Summary statistics of affordable homes in at-risk developments relative to transit access and gentrification are shown in Table 60.

FIGURE 27: PROXIMITY OF AT-RISK AFFORDABLE HOUSING TO TRANSIT AND GENTRIFYING AREAS

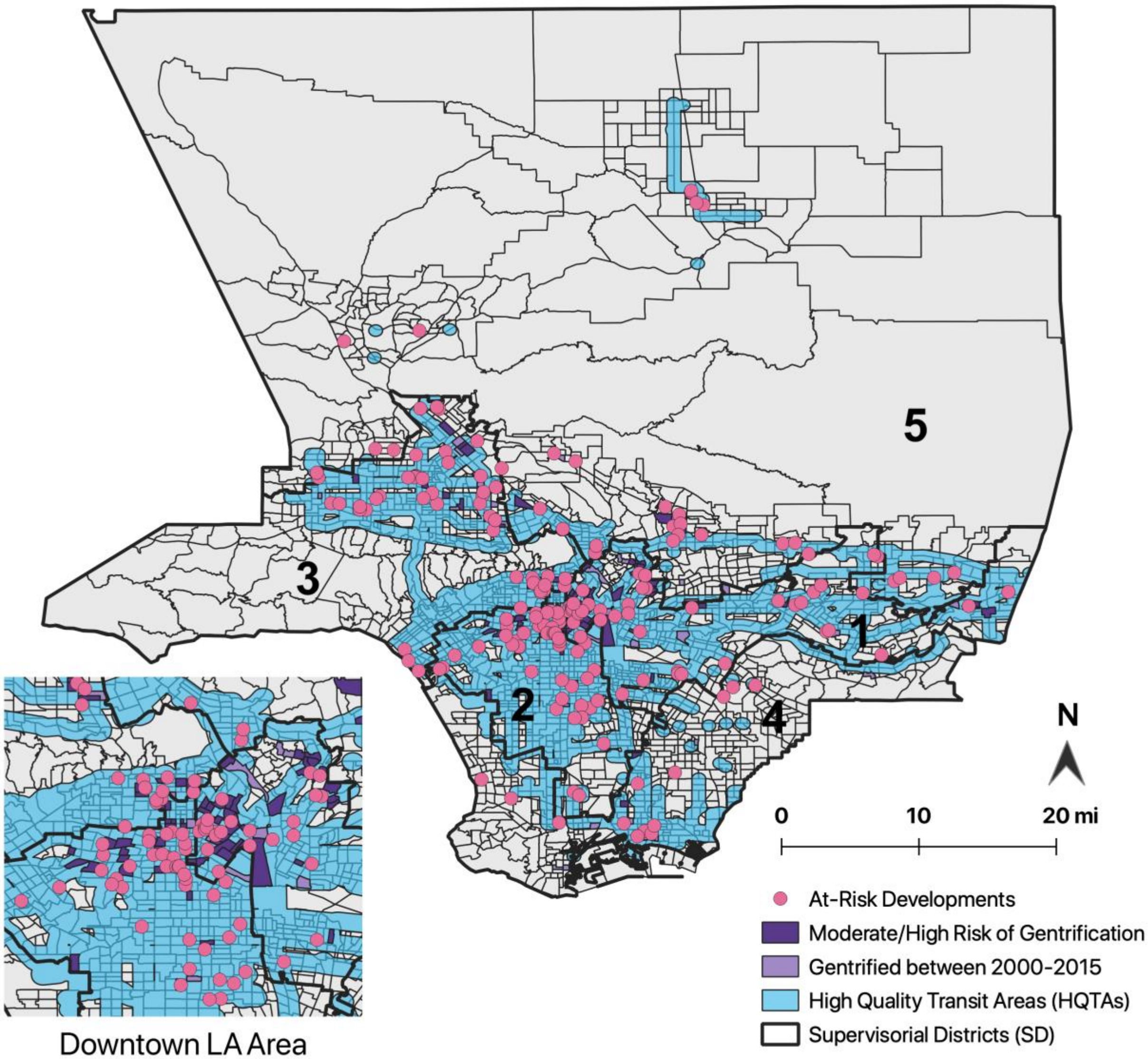

TABLE 60: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND GENTRIFYING AREAS BY SUPERVISORIAL DISTRICT

Supervisorial District	At-Risk Affordable Homes	Within HQTA		Within Tract that Recently Gentrified or is At Risk of Gentrification*		Within a HQTA and Tract that Recently Gentrified or is At Risk of Gentrification*	
		#	%**	#	%**	#	%**
SD 1	2,165	1,909	88%	252	12%	204	9%
SD 2	2,461	2,461	100%	260	11%	260	11%
SD 3	2,348	2,193	93%	3	0.1%	3	0.1%
SD 4	565	388	69%	3	0.5%	3	0.5%
SD 5	1,334	870	65%	98	7%	75	6%
Total	**8,873**	**7,821**	**88%**	**616**	**7%**	**545**	**6%**

Sources: California Housing Partnership Preservation Database, January 2020. UCLA Urban Displacement Project. SCAG.
**Defined as all tracts that gentrified between 2000-2015 and those at moderate or high risk of gentrification.*
***Percentage of all at-risk affordable homes in each SD.*

Although 125 (14 percent) of Los Angeles County's 924 disadvantaged tracts either gentrified between 2000 and 2015 or are at moderate or high risk of future gentrification, only 616 (7 percent) of at-risk affordable homes in the County are located in these tracts. However, 7,821 (88 percent) of the County's at-risk homes are located within an HQTA, primarily in SD 1, SD 2 and SD 3. Five hundred and forty-five (6 percent) of the County's at-risk homes are both within an HQTA and within a tract that either recently gentrified or is at moderate to high risk of future gentrification. Losing any of these affordable homes would contribute to patterns of displacement of low-income people from the County's increasingly high-cost transit-rich and gentrifying areas, in addition to low-income households losing access to public transit.

NEIGHBORHOOD RESOURCES AND OPPORTUNITY

AT-RISK HOMES

Figure 28 below shows the existing inventory of at-risk, family-targeted affordable housing relative to the TCAC/HCD Opportunity Map for Los Angeles County, and Table 61 shows their distribution at the SD-level. Of the County's 4,026 at-risk, family-targeted affordable homes, 438 (eleven percent) are located in High or Highest Resource areas, which are defined in the TCAC/HCD Opportunity Map as those neighborhoods with characteristics and resources most associated with positive educational and long-term economic outcomes for low-income children.

Although eleven percent 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. The "2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles" found that the high rate of segregation in the County and lack of opportunity for residents to obtain housing in higher opportunity areas are direct limiting factors to fair housing opportunities.[63] Losing any affordable homes for families in High and Highest Resource areas would only contribute to broader patterns of segregation and disparities in access to opportunity in the County. These homes would be both difficult and costly to replace—and as such, would be worthy targets for any County dollars allocated for preservation.

The same may also be true of the 852 at-risk, family-targeted affordable homes in areas identified as Moderate Resource, since some of these neighborhoods may be experiencing rises in rental housing prices that could make them increasingly out of reach for low-income families. In fact, 80 of the 852 at-risk, family-targeted affordable homes in Moderate Resource areas were identified in the draft 2020 TCAC/HCD Opportunity Map as "rapidly changing" or areas that are Moderate Resource but may soon become High Resource based on recent trends.[64]

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

[64] The methodology for the draft 2020 TCAC/HCD Opportunity Map identifies Moderate Resource areas with index scores just below the High Resource threshold that have experienced rapid increases in key dimensions of opportunity since 2000. See the full methodology for the draft 2020 TCAC/HCD Opportunity Map at https://www.treasurer.ca.gov/ctcac/opportunity/draft-2020-tcac-hcd-methodology-december.pdf.

FIGURE 28: PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY (2020 DRAFT OPPORTUNITY MAP)

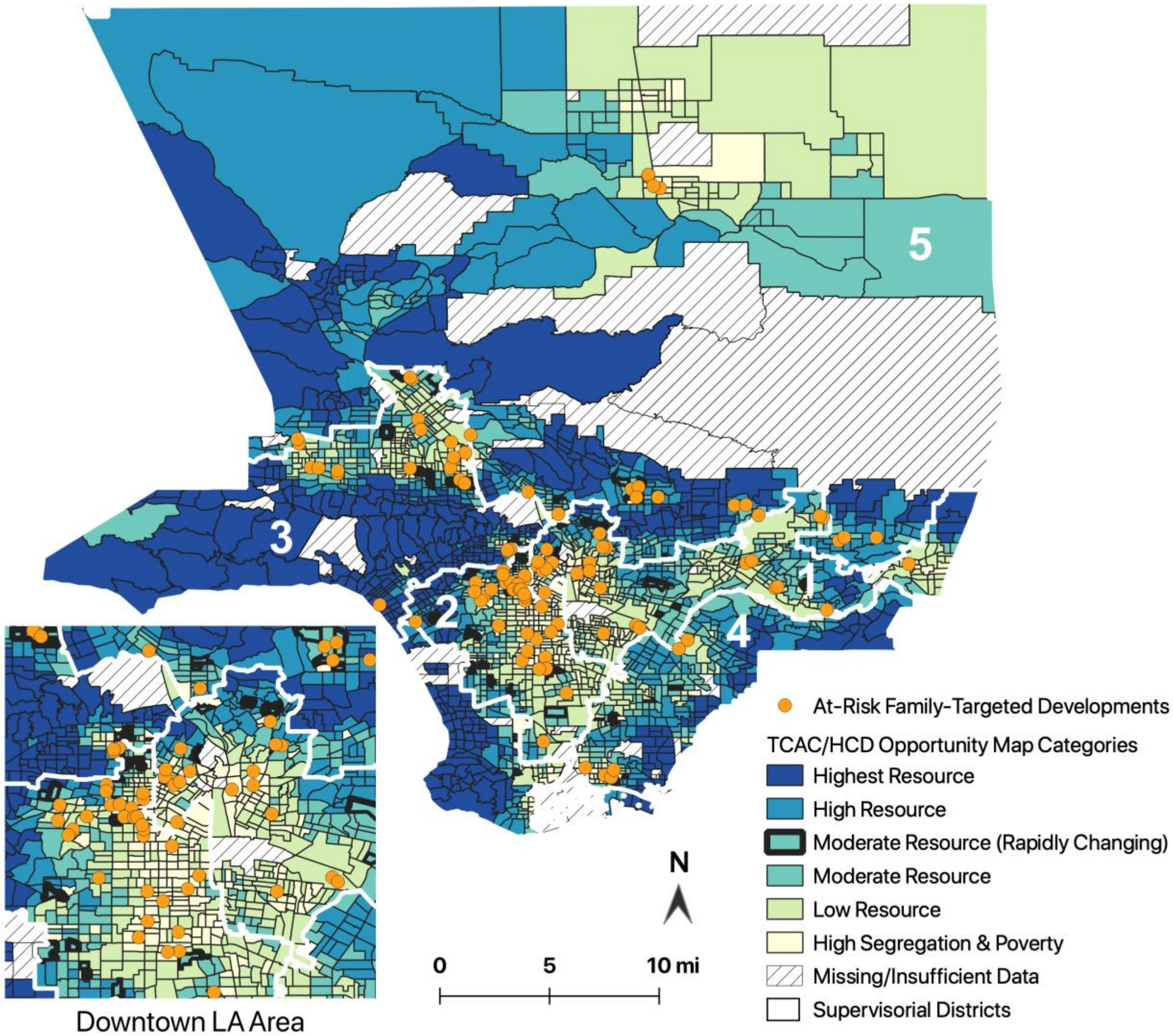


TABLE 61: PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY (2020 DRAFT MAP)

SD	At-Risk, Family-Targeted Affordable Homes	High Segregation and Poverty		Low Resource		Moderate Resource		High Resource		Highest Resource	
		#	%*	#	%*	#	%*	#	%*	#	%*
SD 1	926	410	44%	326	35%	142	15%	48	5%	0	0%
SD 2	1,403	684	49%	550	39%	30	2%	139	10%	0	0%
SD 3	943	156	17%	388	41%	305	32%	70	7%	24	3%
SD 4	106	0	0%	106	100%	0	0%	0	0%	0	0%
SD 5	648	88	14%	28	4%	375	58%	157	24%	0	0%
Total	**4,026**	**1,338**	**33%**	**1,398**	**35%**	**852**	**21%**	**414**	**10%**	**24**	**1%**

Sources: California Housing Partnership Preservation Database, January 2020. California TCAC/HCD Opportunity Maps, 2020 Draft Map, Website: https://www.treasurer.ca.gov/ctcac/opportunity.asp.
**Percentage of all at-risk, family-targeted affordable homes in each SD. All percentages are rounded to the nearest whole percent.*

NEW CONSTRUCTION FAMILY AFFORDABLE HOUSING

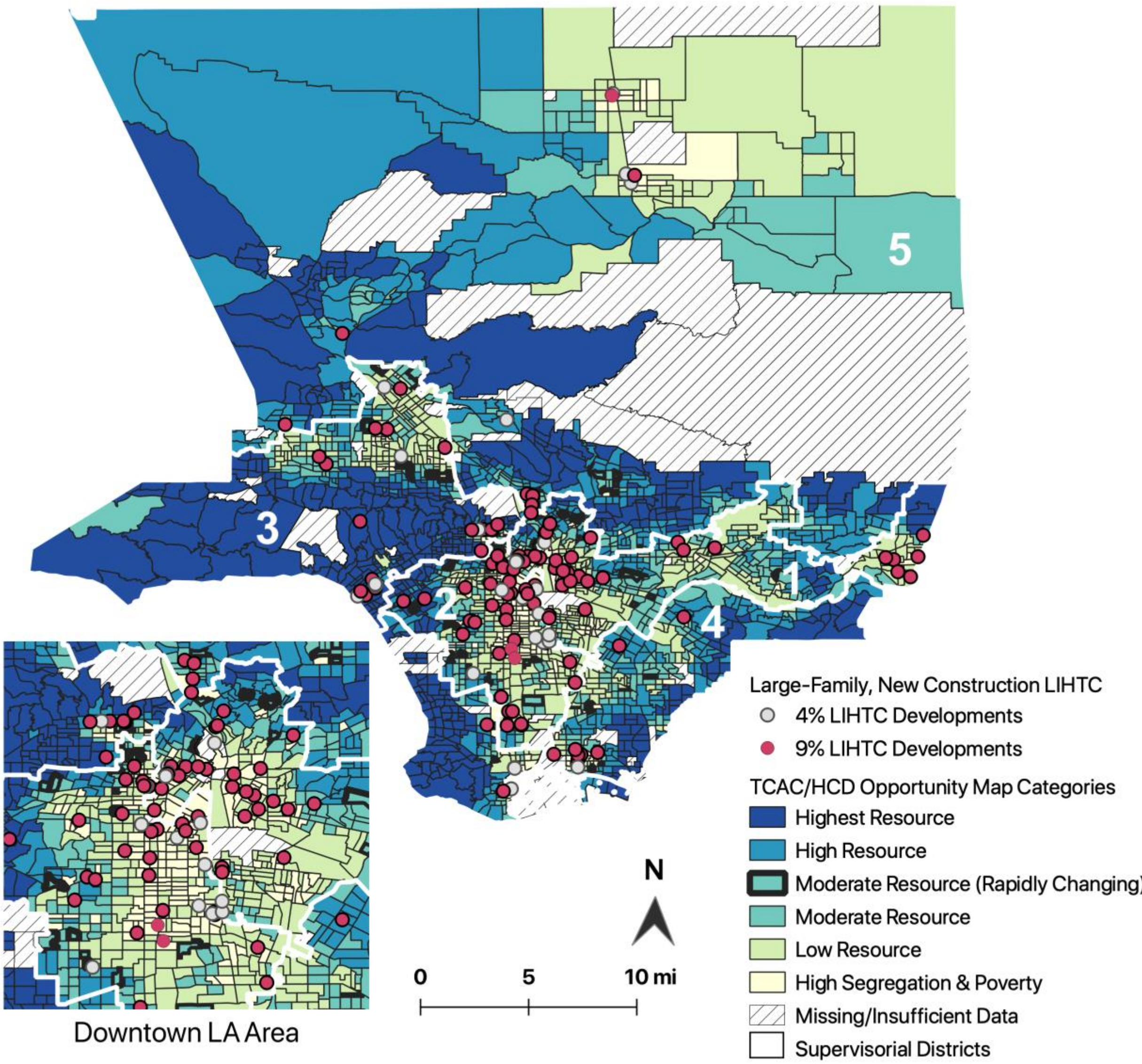
In an effort to increase access to neighborhoods characterized by higher resources and opportunity, as well as to offer a more balanced set of choices to low-income families, TCAC adopted regulations in 2017 that incentivize family-targeted, new construction developments (called "large-family" in TCAC and HCD programs) applying for 9% LIHTCs to be located in areas identified in the TCAC/HCD Opportunity Map as High Resource and Highest Resource, with the greatest incentive to be located in Highest Resource areas.[65] HCD also adopted similar incentives in its Multifamily Housing Program (MHP) in 2019, awarding competitive points to family-targeted, new construction developments located in High Resource or Highest Resource areas.[66] Incorporating these policies into HCD's MHP program has meant that many 4% LIHTC new construction, family developments are also incentivized to be located in High and Highest Resource areas since many of these tax credit developments rely on the program to fill their funding gaps.

Looking at the historical distribution of large-family, new construction developments awarded 9% and 4% LIHTCs in the County relative to the TCAC/HCD Opportunity Map reveals the degree to which local

[65] TCAC regulations adopted December 13, 2017. Website: http://www.treasurer.ca.gov/ctcac/programreg/2017/20171213/clean.pdf.
[66] Multifamily Housing Program guidelines effective June 19, 2019. Website: https://www.hcd.ca.gov/grants-funding/active-funding/mhp/docs/Round-1-MHP-Final-Guidelines.pdf.

development patterns have provided access to opportunity for low-income families in light of the new TCAC regulations and HCD incentives referenced above. Figure 29 shows the existing inventory of large-family, new construction developments that were awarded 9% and 4% LIHTCs between 2008 and 2019 relative to the TCAC/HCD Opportunity Map for Los Angeles County.

FIGURE 29: PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2019) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY (2020 DRAFT OPPORTUNITY MAP)



Large-family, new construction developments awarded 4% and 9% LIHTCs in Los Angeles County are concentrated in areas categorized by the TCAC/HCD Opportunity Map as Low Resource and High Segregation and Poverty, primarily in downtown and South Los Angeles, with clusters in other parts of the County. The only concentration of developments in areas categorized as High or Highest Resource are in the City of Santa Monica. The distribution of affordable homes in large-family, new construction 4% and 9% LIHTC developments relative to the TCAC/HCD Opportunity Map is shown in Table 62 below.

TABLE 62: AFFORDABLE HOMES IN LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS IN LOS ANGELES COUNTY AWARDED LIHTCS (2008-2019) RELATIVE TO TCAC/HCD OPPORTUNITY MAP (2020 DRAFT OPPORTUNITY MAP)

	Affordable Homes**	High Segregation & Poverty		Low Resource		Moderate Resource		High Resource		Highest Resource	
	#	#	%*	#	%*	#	%*	#	%*	#	%*
Total	**8,182**	**2,375**	**29%**	**2,643**	**32%**	**1,854**	**23%**	**390**	**5%**	**551**	**7%**
9% Housing Credits											
SD 1	2,039	812	40%	747	37%	431	21%	49	2%	0	0%
SD 2	1,867	408	22%	645	35%	577	31%	49	3%	20	1%
SD 3	927	39	4%	229	25%	266	29%	20	2%	373	40%
SD 4	552	144	26%	189	34%	170	31%	49	9%	0	0%
SD 5	368	139	38%	0	0%	170	46%	59	16%	0	0%
County	**5,753**	**1,542**	**27%**	**1,810**	**31%**	**1,614**	**28%**	**226**	**4%**	**393**	**7%**
4% Housing Credits											
SD 1	562	141	25%	266	47%	67	12%	0	0%	0	0%
SD 2	752	425	57%	88	12%	126	17%	0	0%	0	0%
SD 3	473	0	0%	151	32%	0	0%	164	35%	158	33%
SD 4	323	149	46%	174	54%	0	0%	0	0%	0	0%
SD 5	319	118	37%	154	48%	47	15%	0	0%	0	0%
County	**2,429**	**833**	**34%**	**833**	**34%**	**240**	**10%**	**164**	**7%**	**158**	**7%**

Sources: California Housing Partnership Preservation Database. California TCAC/HCD Opportunity Maps, 2020 Draft Map, Website: https://www.treasurer.ca.gov/ctcac/opportunity.asp.
**Percentage of large-family, new construction affordable homes in each row (SDs or County totals).*
***There are 369 homes in large-family, new construction developments awarded LIHTCs 2008-2019 that were not given a resource designation. Certain census areas are excluded from categorization in the TCAC/HCD Opportunity Map because the underlying data is unreliable or unavailable. For this reason, the number of affordable homes in columns 3, 5, 7, 9, and 11 will not perfectly sum to the total number of affordable homes in column 2, nor will the percentages in columns 4, 6, 8, 10, and 12 sum to 100%.*

Affordable homes in large-family, new construction developments in Los Angeles County awarded 4% and 9% LIHTCs are heavily concentrated (61 percent) in areas categorized as Low Resource and High Segregation and Poverty. In contrast, only twelve percent of affordable homes in large-family, new construction developments are located in tracts categorized as High or Highest Resource. In addition, 251 of the 1,854 homes in Moderate Resource areas are categorized as “rapidly changing” and on course to become High Resource, according to the draft 2020 TCAC/HCD Opportunity Map.

This data suggests the historical distribution of large-family, new construction 4% and 9% LIHTC developments in the County has not provided low-income families a balanced set of choices and offers only limited access to higher resource neighborhoods. It should be noted, however, that the concentration of homes in lower-resource, high-poverty and racially segregated neighborhoods is in part due to past state and local policies that have encouraged development of family housing in these areas as part of broader community development efforts.[67] In addition, developers face barriers to developing affordable housing in more affluent, low-density areas that are often resistant to affordable housing, have fewer parcels zoned for multifamily housing, and are less likely to contribute local funding. A separate analysis conducted by the California Housing Partnership found that per-unit costs for large-family, new construction 9% LIHTC developments in High and Highest Resource tracts in Los Angeles County awarded tax credits between 2000 and 2014 were approximately $35,000 or 9% greater than median per-unit costs in the County during the same period without including land costs and $68,000 or 15% greater per-unit including land costs.

While proposed new construction family developments in areas designated as High Resource and Highest Resource are now significantly more competitive for 9% LIHTCs as well as MHP/4% LIHTC funding, there was no meaningful change in the siting of these developments in Los Angeles County in 2019. However, it is reasonable to expect this pattern to change as development pipelines adjust to these incentives over time.

Development Cost Analysis

A growing body of research on the total cost to develop affordable housing in California has found that escalating costs are a real, pressing, and significant challenge to meeting the County and state's affordable housing needs.[68] This section documents recent trends in development costs using cost data provided by the TCAC on all new and preserved affordable rental housing developments awarded LIHTCs in Los Angeles County between 2008 and 2019.[69] Costs are expressed as total development cost—including land—and expressed as both per-unit and per-bedroom.[70]

Research on the factors influencing development costs for affordable housing in California has revealed that no single element can explain all or even most of affordable housing development costs,[71] and that

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[67] 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.

[68] For example, see: U.S. Government Accountability Office. 2018. "Low-Income Housing Tax Credit: Improved Data and Oversight Would Strengthen Cost Assessment and Fraud Risk Management." September 18. Website: https://www.gao.gov/products/gao-18-637.

[69] Year in this analysis corresponds with the LIHTC award year. This data includes both initial and final cost data. Initial cost data comes from TCAC Applications. Final cost data was provided by TCAC staff in the form of final cost certifications sent by applicants to TCAC upon developments being placed in service. Forty-four percent of cost data used in this Report's analysis is from application materials ("initial") and 56 percent is from final cost certifications ("final").

[70] Total development cost includes both residential and commercial costs. Given limitations in the data used in this analysis, it is not possible to disaggregate residential and commercial costs. However, a scan of Los Angeles LIHTC applications and final cost certifications revealed that a small share of developments includes commercial components.

[71] See, for example: Terner Center for Housing Innovation. "Terner Center Research Series: The Cost of Building Housing." Website: ternercenter.berkeley.edu/construction-costs-series.

high development costs are due to "death by a thousand cuts."[72] According to a 2014 study commissioned by California's four state-level housing agencies—the California Tax Credit Allocation Committee (TCAC), the California Debt Limit Allocation Committee (CDLAC), the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA)—local and development-specific factors such as the type of housing (e.g., family units, special needs housing, single room occupancy), land availability and affordability, community opposition, materials costs and local building requirements (e.g., parking, design, density, quality and durability) all influence development costs for affordable housing.[73]

A March 2020 study by the Terner Center for Housing Innovation identifies many of the same drivers of increasing development costs for California's affordable housing: hard construction costs—such as the costs of material and labor—local development fees, lengthy entitlement processes, parking requirements, prevailing wages or local hire requirements, state and local design regulations and the time and talent needed to navigate the complex financing landscape of affordable housing. "Affordable housing development," write the authors, "is not immune to the same cost drivers pushing up the costs of market-rate developments, nor to all the ways building in California is more expensive than in other states. However, the research highlights that affordable housing developers face a cost that market-rate developers don't: the increased complexity in financing affordable projects and the need to manage multiple funding sources that add requirements and delays to every project."[74]

TRENDS IN TOTAL DEVELOPMENT COSTS FOR NEW AFFORDABLE HOUSING

Figure 30 shows trends in median total development costs for new affordable homes financed with LIHTCs—on a per-unit and per-bedroom basis—in both Los Angeles County and the Bay Area from 2008 to 2019, adjusted for inflation.[75,76] In Los Angeles County, these costs remained relatively flat between 2008 and 2013, and then increased steadily between 2013 and 2019. During this latter period, the cost to develop a new affordable home increased from $412,344 to $593,069 per unit (44 percent) and the costs per bedroom increased from $275,305 to $434,823 (58 percent), adjusted for inflation. Total development costs were higher in the five most urbanized counties in the Bay Area than in Los Angeles County at almost every point during this period at both the per-unit and per-bedroom levels. In addition, costs in the Bay Area rose more between 2013 and 2019 than in Los Angeles County, both in absolute dollars and as a percentage increase relative the 2013 baseline.

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[72] Fuller, Thomas. "Why Does It Cost $750,000 to Build Affordable Housing in San Francisco?" *The New York Times*, 20 February 2020. Website: https://www.nytimes.com/2020/02/20/us/California-housing-costs.html.

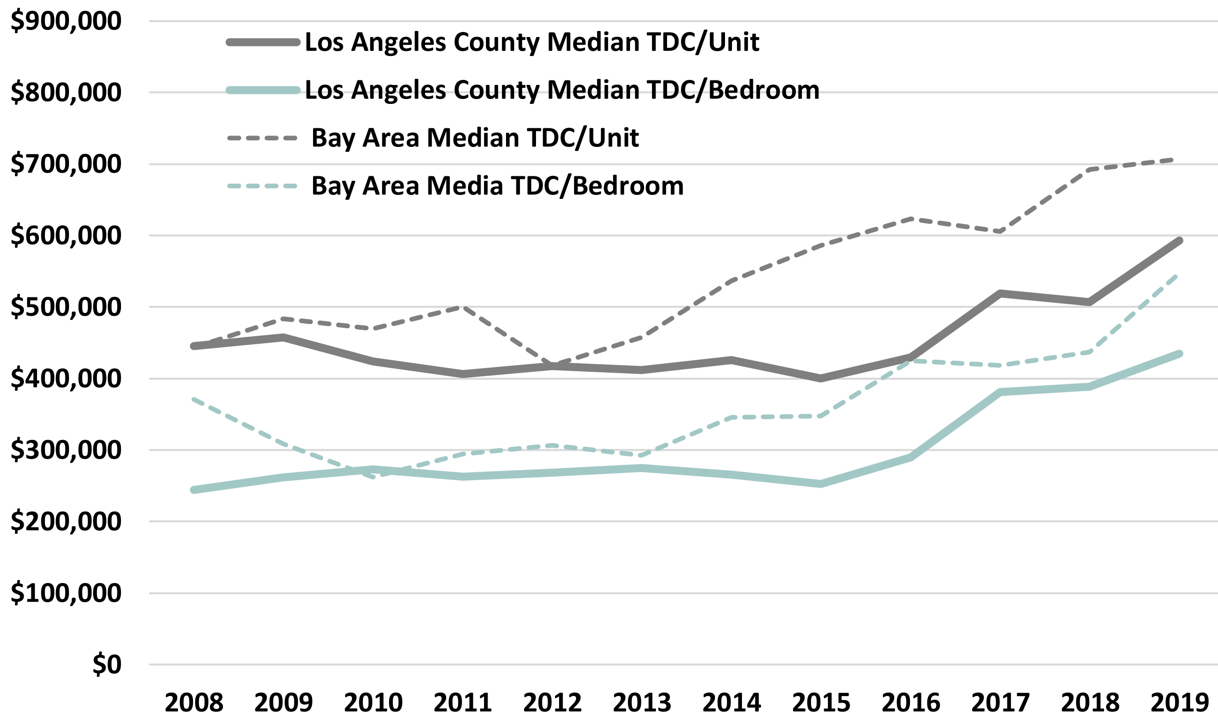
[73] California Tax Credit Allocation Committee, et al. 2014. "Affordable Housing Cost Study: Analysis of the Factors that Influence the Cost of Building Multi-Family Affordable Housing in California." Website: treasurer.ca.gov/ctcac/affordable_housing.pdf.

[74] Terner Center for Housing Innovation. 2020. "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program." Website: http://ternercenter.berkeley.edu/uploads/LIHTC_Construction_Costs_March_2020.pdf.

[75] See Appendix C: Full Data Findings, Section 2 for expanded cost analysis data, including cost comparisons between the City of Los Angeles and the Greater County of Los Angeles.

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

FIGURE 30: LOS ANGELES COUNTY MEDIAN TOTAL DEVELOPMENT COSTS (TDC) FOR NEW LIHTC DEVELOPMENTS, 2008-2019 (2019 DOLLARS)



Source: California Housing Partnership analysis of TCAC projects database, 2008-2019.

COST ANALYSIS BY HOUSING TYPE

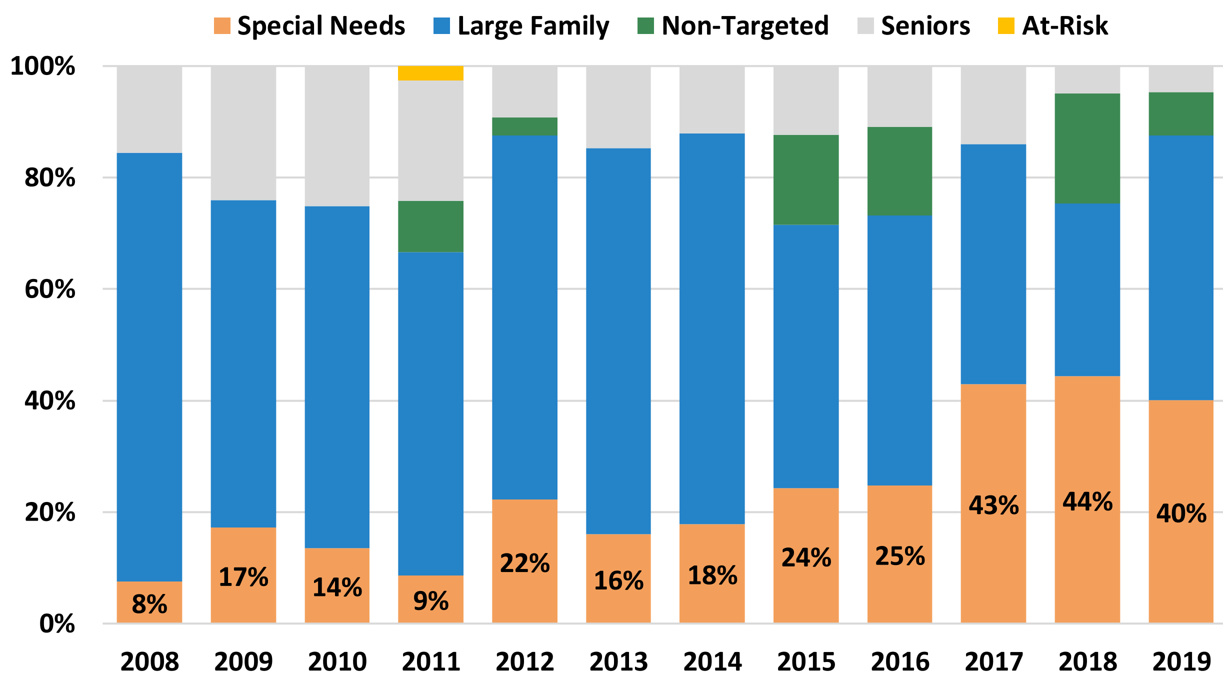
Los Angeles County has made the development of permanent supportive housing a priority to help address the County's homelessness crisis—from additional policies and programs to support individuals experiencing homelessness to new funding programs and local bond measures to help finance supportive services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

Demonstrating this trend, the share of bedrooms in LIHTC-awarded special needs developments compared to all other types of housing increased from 16 percent in 2013 to 40 percent in 2019 (see Figure 31).[77] This shift in the type of affordable housing developed in Los Angeles County could explain some of the cost increases between 2013 and 2019 because, as shown in Figure 32, LIHTC-awarded

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

special needs developments tend to be more expensive on a per-bedroom basis than other types of housing. Between 2013 and 2019, the median cost per-bedroom for LIHTC-awarded special needs developments was 63 percent higher than LIHTC-awarded large-family developments on average.[78]

FIGURE 31: SHARE OF BEDROOMS IN AWARDED NEW CONSTRUCTION LIHTC DEVELOPMENTS BY HOUSING TYPE IN LOS ANGELES COUNTY, 2008-2019



Source: California Housing Partnership analysis of TCAC projects database, 2008-2019.

Reasons for higher costs for special needs developments could include smaller unit sizes (fewer bedrooms per fixed features such as bathrooms and kitchens), more space used for non-residential purposes such as social services, higher operating costs resulting in higher capitalized operating reserves as well as larger required transition reserves due to the increased challenges that would occur in the event that a rent or operating subsidy fails. In addition, funding for supportive housing is typically more fragmented and complex than other affordable housing developments. According to the Terner Center's 2020 cost study, supportive housing developments across California require an average of 6.2 funding sources per development, which is more funding sources than family or senior developments. This study also found that each additional funding source is associated with an additional cost of $6,450 per unit.[79]

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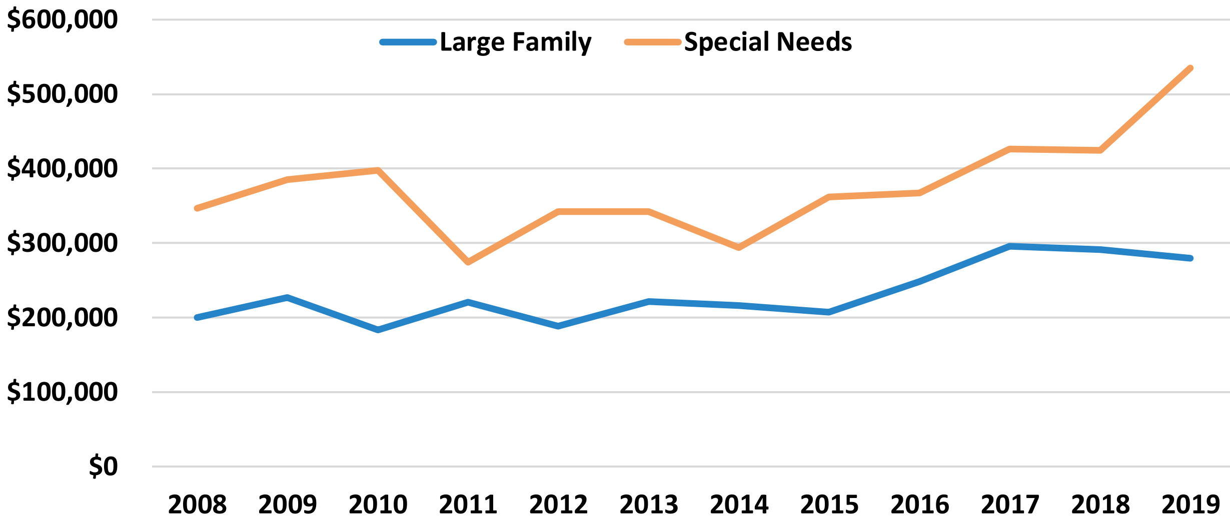
[78] Though this analysis does not employ rigorous statistical techniques needed to establish correlation, descriptive statistics do allow us to understand important historical trends.

[79] Terner Center for Housing Innovation. 2020. "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program." Website: http://ternercenter.berkeley.edu/uploads/LIHTC_Construction_Costs_ March_2020.pdf.

FIGURE 32: LOS ANGELES COUNTY MEDIAN TDC PER-BEDROOM BY HOUSING TYPE, NEW CONSTRUCTION ONLY, 2008-2019 (2019 DOLLARS)*



Source: California Housing Partnership analysis of TCAC projects database, 2008-2019.
**Senior developments were excluded from this graphic because there are too few senior-serving new construction developments to reliably compare historical trends. Non-Targeted developments were excluded because they support residents from all housing types, including special needs households. Thus, comparing costs would be misleading.*

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

TRENDS IN TOTAL DEVELOPMENT COSTS FOR PRESERVED AFFORDABLE HOUSING

Research has found that the cost of acquiring and rehabilitating—or preserving—existing multifamily rental housing is typically much lower than new construction.[80] Between 2008 and 2019, preserving existing multifamily rental housing cost 35 percent less per unit and 31 percent less per bedroom in Los Angeles County than new construction, on average. However, these costs have increased at a higher rate than new construction in recent years.

Figure 33 shows trends in median total development cost for a preserved affordable home financed with LIHTCs—on a per-unit and per-bedroom basis—in both Los Angeles County and the Bay Area from 2008 to 2019, adjusted for inflation.[81,82] In Los Angeles County, these costs fluctuated between 2008 and 2013, and then dramatically increased between 2013 and 2019. During this latter period, the cost to

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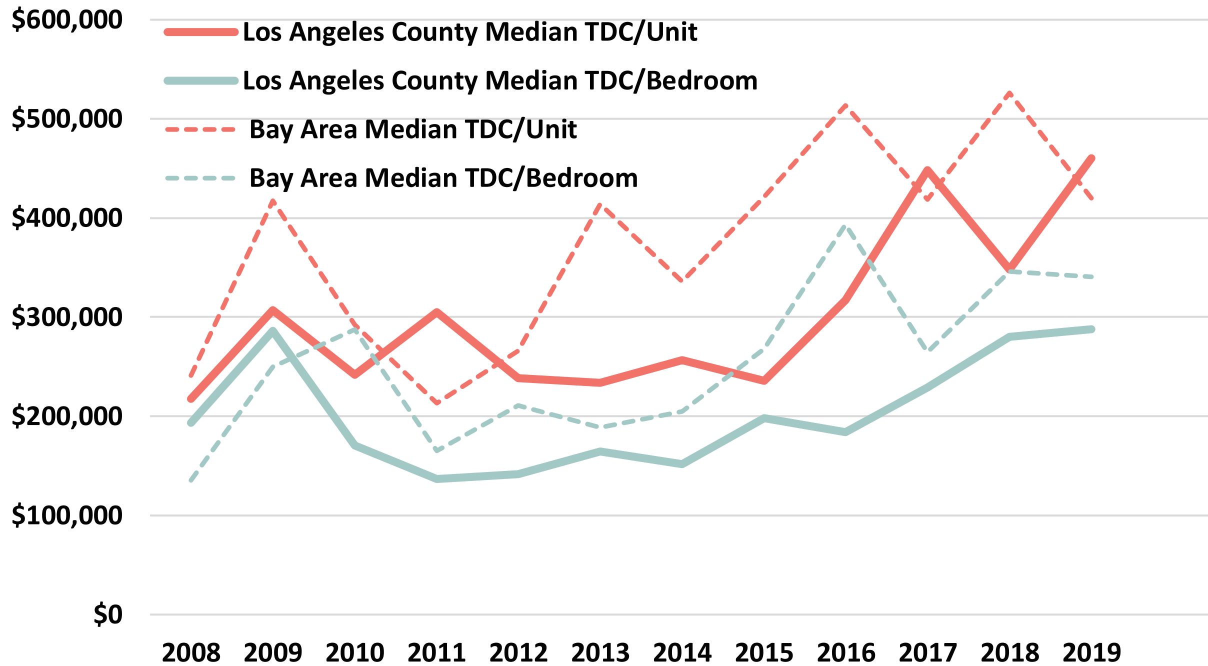
[80] See, for example: Center for Housing Policy. "Comparing the Costs of New Construction and Acquisition-Rehab in Affordable Multifamily Rental Housing: Applying a New Methodology for Estimating Lifecycle Costs." 2013. Website: https://pdfs.semanticscholar.org/5337/abc2544ae5820a1bc92e52ce3d8f6d5fb8f9.pdf.
[81] See Appendix C: Full Data Findings, Section 2 for expanded cost analysis data, including cost comparisons between the City of Los Angeles and the Greater County of Los Angeles.
[82] The Bay Area is defined as the five most urbanized Bay Area counties—Alameda, Contra Costa, San Francisco, Santa Clara, and San Mateo.

acquire and rehabilitate an affordable home increased from $233,966 to $460,295 per unit (97 percent) and the costs per bedroom increased from $164,372 to $287,802 (75 percent), adjusted for inflation. When comparing the Bay Area to Los Angeles County, the former experienced a lower absolute increase (dollar amount) and relative increase (percent) in per-unit costs from 2013 to 2019, but did experience a higher absolute and relative increase in per-bedroom costs.[83]

FIGURE 33: LOS ANGELES COUNTY MEDIAN TOTAL DEVELOPMENT COSTS (TDC) FOR PRESERVED LIHTC DEVELOPMENTS, 2008-2019 (2019 DOLLARS)



Source: California Housing Partnership analysis of TCAC projects database, 2008-2019.

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

For more analysis of total development costs in Los Angeles County, including additional historical trends and descriptive statistics, see Appendix E: Full Data Findings, Section 4.

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[83] From 2013 to 2019, the cost to acquire and rehabilitate an affordable home financed with Low-Income Housing Tax Credits in the Bay Area increased from $414,303 per-unit to $419,974 per-unit (27 percent) and the costs per bedroom increased from $188,779 to $340,394 (83 percent), adjusted for inflation.

Section 5. Recommendations

The recommendations presented below are grounded by the analysis in Sections 1-4 and are aligned with the Board directive to support the production and preservation of affordable homes, including workforce housing and permanent supportive housing, for very low and extremely low-income or homeless households. They were informed by input from Affordable Housing Coordinating Committee members and other community stakeholders.

At the direction of the Office of the CEO, the recommendations below contain a more wide-ranging set of prescriptions to address the scale of housing needs in the county than in previous annual reports, such as creative approaches to expanding capital revenues as well as land use and zoning reforms.

Note Regarding the COVID-19 Pandemic: The County's view of when these recommendations may be feasible to implement will understandably be affected by the changed economic circumstances resulting from the coronavirus pandemic. At the time of this report, the countywide Safer at Home order has been in place for just over one month, and the scale of the pandemic's impacts on the national and local economy has yet to be determined. In the near term, decreased consumer spending resulting from the closure of so many local businesses will suppress the Measure H sales tax revenues that support the Los Angeles County Homeless Initiative. This will affect the broad swath of Measure H homeless strategies, including those that support permanent supportive housing via the Department of Health Services Flexible Housing Subsidy Pool and Integrated Case Management Services. In the longer term, if the pandemic's economic fallout results in an erosion of property values, it will affect the County's receipt of property tax revenues from former redevelopment project areas that the Board of Supervisors has deployed annually to support the annual general fund appropriations for LACDA's capital subsidy programs.

Increase Funding for Affordable Housing

The following recommendations propose how the County could increase resources for developing and preserving affordable housing. The County's current $100 million annual commitment is laudatory but unfortunately not commensurate with the scale of housing need documented in this report. The need for additional local resources is further exacerbated by the exhaustion of Proposition HHH funds by the City of Los Angeles and State Prop 1 bond funds being already one-third committed.

1. Pursue a General Obligation Bond

In the immediate term, the County could take advantage of the current favorable interest rate environment and bond against the multifamily capital portion of its $100 million annual commitment for affordable housing, which could generate approximately $1.2 billion in a general obligation bond sale.[84]

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

2. Lead Development of a Comprehensive Housing Plan for the County

Over the next year, the Board of Supervisors should lead a countywide discussion around housing production, preservation, and protections needs and investment that establishes funding targets and builds public support for pursuing new revenue streams (e.g. via gross receipts tax, head tax, parcel tax), as it did with the Measure H campaign.

3. Pursue Available State Resources

The County should ensure it is pursuing all available state resources for affordable housing production and preservation which require local jurisdictions to proactively apply. Estimates of annual funding amounts for target sources include: $11,025,126 for the Permanent Local Housing Allocation (PLHA) program and up to $20 million for Article II of the Housing for Healthy California (HHC) program.

Ensure Viability of Existing Permanent Supportive Housing

The following recommendations propose measures to ensure the long-term economic viability of recently created permanent supportive housing in the County, which requires substantial resources to maintain operating subsidies and services over the course of multi-decade affordability restriction terms.

4. Review County Sources to Support the Flexible Housing Subsidy Pool

The Office of the CEO should spearhead a review of multi-departmental diversion funds to support sustainability and expansion of the Flexible Housing Subsidy Pool (FHSP), ensuring that the pool's sources reflect its impact across departmental objectives and budgets (e.g., medical and justice system cost savings). Higher funding levels for the FHSP will enhance its ability to carry out existing commitments and enable its growth over time.

5. Plan for Service Needs of Permanent Supportive Homes

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

Increase Availability of Sites for Affordable Housing

The following recommendations propose measures to increase the availability of sites for affordable and mixed-income housing. Scarcity of sites is already a constraint and a cost driver for affordable housing development; these challenges will only worsen if the need for sites increases as a result of the County expanding capital subsidies for creating and preserving affordable housing, as proposed above.

6. Plan to Accommodate the County's Regional Housing Needs Allocation

The County should continue to devote necessary staff time and other resources necessary to accommodate the County's new estimated Regional Housing Needs Allocation (RHNA) allocation of approximately 90,000 homes for unincorporated areas through re-zonings and site identification via its Housing Element update.

7. Help Other Jurisdictions Plan for Their Regional Housing Need Allocations

The County Department of Regional Planning (DRP) should explore a partnership with the Southern California Council of Governments (SCAG) to aid Los Angeles County jurisdictions' ability to plan for larger RHNA allocations through information sharing and technical assistance, including:

- Establishing an online housing issue information exchange for planning officials throughout the county; and
- Offering workshops and best practices around implementation of state housing and land use regulation, e.g. Assembly Bill 1763 (density bonus) and Assembly Bill 1486 (public lands) through the DRP.

8. Increase Residential Density Near Transit

The County should explore expanding a version of the City of Los Angeles's Transit Oriented Communities program into unincorporated Los Angeles County, in order incentivize greater residential density and mixed-income development in areas served by high-frequency transit. The County could potentially pursue such a program in conjunction with other zoning changes as part of its Housing Element update process referenced above.

9. Prioritize County-Owned Sites for Affordable Housing

The County should make appropriate vacant and underutilized County-owned sites available for affordable housing development, building off the analysis it undertook in 2017 to inventory these sites and identify opportunities for multifamily development through screening criteria. The County could look to the experience of the City of Los Angeles (via a program implemented by the City Administrator Officer and the Housing & Community Investment Department) and the state (via implementation of the Governor's Executive Order N-06-19 for state-owned property) for guidance on how to effectively carry out such an initiative.

10. Re-examine the Prohibition on Siting Affordable Housing Near Freeways

If the County substantially increases its investment in affordable housing, as proposed above, it should consider re-examining its prohibition on siting County-funded affordable housing within 500 feet of freeways in order to ensure availability of sites in communities of color most impacted by freeway development. As part of this re-examination, the County should ask whether effective approaches are available for mitigating the negative health impacts of living near freeways

11. Modify Chapter 8 Sales to Further Prioritize Affordable Housing Development

The County should explore whether its implementation of Chapter 8 sales—in which nonprofits can bypass foreclosure auctions and have the option to purchase residential properties that are tax-defaulted as well as substandard, so long as they rehabilitate them as affordable housing—could be modified to include all tax-defaulted multifamily parcels, rather than just those which are both tax-defaulted and "substandard," as defined in the state code. The "substandard" requirement renders many properties financially infeasible for nonprofits to develop them as affordable housing due to the substantial rehabilitation costs involved.

SUPPORT INNOVATIVE AND COST-SAVING STRATEGIES

The following recommendations propose how the County could support innovative and cost-saving strategies for increasing efficiency in the affordable housing delivery system. The analysis in Section 4 of this report on development cost trends, echoing findings from multiple recent studies, highlights the need to reduce costs where possible.

12. FACILITATE DEVELOPMENT OF MODULAR MANUFACTURING IN LOS ANGELES COUNTY

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

13. WAIVE DESIGN STANDARDS TIED TO COUNTY FUNDING

The County should waive design standards specifically tied to County funding in order to reduce unnecessary costs imposed on County-funded developments. Design requirements are already imposed by local jurisdictions via their planning codes. Imposing design standards tied to County funding that are more onerous or in conflict with local design standards is unneeded and adds costs.[85]

14. ESTABLISH TWO FUNDING ROUNDS PER YEAR

The Los Angeles County Development Authority (LACDA) should implement a schedule of two regularly spaced capital subsidy funding rounds per year in order to help developers synchronize with other competitive funding resources and thereby reduce holding costs.

INCREASE TENANT PROTECTIONS & STRENGTHEN STATE AND FEDERAL ADVOCACY

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

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[85] A March 2020 study by the Terner Center for Housing Innovation shows that hard construction costs, local development fees, lengthy entitlement processes, parking requirements, prevailing wages or local hire requirements, state and local design regulations, and the time and talent needed to navigate the complex financing landscape of affordable housing are all development cost drivers for new affordable housing. For more information, see: "Terner Center for Housing Innovation. 2020. "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program." Website: http://ternercenter.berkeley.edu/uploads/LIHTC_Construction_Costs_ March_2020.pdf.

15. Help Enforce the Statewide Rent Cap & Just Cause Law

The County should explore playing an active role in enforcing Assembly Bill 1482, which established new anti-rent gouging and "just cause" evictions protections for many of the state's rental homes but has no state-level enforcement mechanism. The County could potentially build off new capacity already created with its new Rent Stabilization Ordinance.

16. Strengthen State and Federal Advocacy

As the most populous county in the country, Los Angeles County should explore how to establish internal processes to rapidly respond to opportunities to advocate for its interests in state and federal housing legislation, in the latter case coordinating this advocacy with other state entities.

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Gap (or Shortfall) Analysis – a comparison of the number of households in an income group to the number of homes affordable and available to them at 30 percent or less of their income; "Affordable and Available" homes have a gross rent that is affordable at a particular level of income and is either vacant or occupied by households at or below the income group threshold.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 8 Housing Choice Voucher (HCV) Program – a program where HCVs funded by the U.S. Department of Housing and Urban Development (HUD) are provided to low-income renters with a subsidy to help them afford market rentals by paying the difference between what the tenant can afford

(30 percent of their income) and the market rent. Eligibility is determined by the household's annual gross income and family size and the housing subsidy is paid directly to the landlord.

SECTION 8 SINGLE ROOM OCCUPANCY (SRO) PROGRAM – former program under the U.S. Department of Housing and Urban Development (HUD) that provided rental assistance in connection with the moderate rehabilitation of residential developments that contained upgraded single occupancy units for homeless individuals. This program was consolidated by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARH Act) into the Continuum of Care (CoC) Program.

SEVERELY COST BURDENED – a description applied to households that spend more than 50 percent of household income on housing costs.

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

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) – a Joint Powers Authority that serves as the Metropolitan Planning Organization (MPO) for Imperial County, Los Angeles County, San Bernardino County, Riverside County, Orange County and Ventura County and their associated jurisdictions.

SUCCESSOR AGENCY – established after the dissolution of Redevelopment Agencies (RDAs) in 2011 to manage the Agency's affordable developments that were underway, make payments on enforceable obligations, and dispose of redevelopment assets and properties.

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

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

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM – a program that combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the Department of Veteran Affairs (VA). Rental assistance is provided through VASH vouchers that act as tenant-based vouchers and are allocated from public housing authorities (PHAs).

VERY LOW-INCOME (VLI) HOUSEHOLDS – households earning 30 to 50 percent of Area Median Income.

APPENDIX A: METHODOLOGY

DETERMINING RENT AFFORDABILITY

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

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

ADDITIONAL METHODOLOGY NOTES FOR GAP ANALYSIS

The Gap Analysis is calculated based on rental home affordability and the income level of the household that occupies the home. For example, the number of rental homes that are affordable and either vacant or occupied by a DLI household ("Affordable and Available") is determined by adding the number of vacant rental units and the number of units occupied that are affordable to DLI. Table 2 in the body of this Report provides an overview of the number of rental homes affordable to each income group.

To determine the number of households within each income category, households are grouped using HUD's adjusted income limits for all household sizes and are identified as DLI, ELI, VLI, LI, Moderate-Income and Above Moderate-Income accordingly (refer to Table 3). "All Households (Cumulative)" is calculated by summing the number of households within the income group and households in lower income groups. For example, the number of households that are at or below the VLI threshold income include all DLI, ELI and VLI households (i.e.,160,096 + 298,920 + 298,193 = 757,209).

An "affordable" home is one with housing costs that are 30 percent or less of a household's income. "Affordable and Available" homes are those with housing costs that are affordable at a particular level of income and are either vacant or occupied by households at or below the income group threshold.[1] "Rental Homes 'Affordable and Available' (Cumulative)" is the number of rental homes that are affordable and either vacant or occupied by a household at or below the income group threshold. For example, the number of rental homes that are affordable and available to ELI households are the vacant and affordable homes to DLI and ELI households and occupied affordable DLI and ELI homes occupied by households at or below the ELI income threshold.

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[1] NLIHC. *The Gap Report.* 2017. Website: https://nlihc.org/sites/default/files/Gap-Report_2017.pdf.

The “Cumulative Surplus or Shortfall of Affordable Rental Homes” for each income group is the lower income groups’ “Cumulative Surplus or Shortfall of Affordable Rental Homes” subtracted from the difference between the number of “Rental Homes ‘Affordable and Available’ (Cumulative)” and the number of “All Households (Cumulative).” For example, the 358,866 “Cumulative Surplus or Shortfall of Affordable Rental Homes” for ELI households is the difference between the 459,016 households at or below the ELI threshold income and the 100,150 affordable and available rental homes to the ELI income group and below.

Additional Methodology Notes for Cost Burden Analysis

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

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

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

0-0.299 = not cost burdened

0.30-0.499 = cost burdened

0.50-1.01 = severely cost burdened

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

Additional Methodology Notes for Overcrowding Analysis

To measure overcrowding in Los Angeles County, we use a modified version of Legislative Analyst’s Office’s (LAO) overcrowding measure used in “California’s High Housing Costs: Causes and Consequences.” In the LAO report, overcrowding is defined as more than one adult per room, counting two children as equivalent to one adult. Rooms are defined as everything except the bathroom. For the purposes of this analysis, we do not count kitchens as rooms either. With these caveats, rooms that would be included in the measure are bedrooms or common living space (such as a living room or dining room), but bathrooms, kitchens or areas of the home that are unfinished or not suited for year-round use are excluded.[2]

To classify households as overcrowded, we first re-calculate the number of rooms in each unit so that kitchens are excluded. As is, PUMS defines rooms as living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.[3]

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

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

0-1.00 = not overcrowded

1.01-2.00 = moderately overcrowded

Greater than 2.00 = severely overcrowded

Additional Methodology Notes for Risk Assessment

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

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

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

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

The California Housing Partnership's Preservation Database is updated quarterly with the most complete and available data provided by each agency. The data is then cleaned and duplicate information is removed using both automated processes and manual checks. Every effort is made to ensure the information presented is as precise as possible; however, there may be unanticipated inaccuracies in this analysis and in the data received from federal and state agencies.

Additional Methodology Notes for Gentrification and Displacement Risk

The analysis in Section 4 uses a methodology developed by UCLA researchers as part of an inter-university initiative with UC Berkeley and Portland State called the Urban Displacement Project (UDP). UDP tracks gentrification and assesses displacement risk in socioeconomically disadvantaged census tracts in Los Angeles County that meet either of the following criteria:

- Tracts that experienced gentrification between 2000 and 2015, as determined by whether they experienced greater 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 in the non-Hispanic white population; 3) the absolute value increase in median household income; and 4) the absolute value increase in gross rent;[4] or
- Tracts that are at moderate or high risk of future gentrification based on multiple risk factors including housing market dynamics, demographics, and proximity to transit.[5]

Additional Methodology Notes for Transit Access

To capture transit-oriented areas in Los Angeles County, the analysis in Section 4 uses the Southern California Association of Government's (SCAG) 2040 High Quality Transit Areas (HQTA), as directed by the Board-approved Template. 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 LIHTCs defines proximity as 1/3-mile, while other state programs (like SCAG) use 1/2-mile.

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[4] 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.

[5] University of California, Los Angeles, 2019. Modeling tool to predict where gentrification occurs. Website: http://www.urbandisplacement.org/map/socal.

Additional Methodology Notes for Neighborhood Resources and Opportunity

This analysis uses “opportunity maps” that the state’s two main affordable housing funding agencies, the Tax Credit Allocation Committee (TCAC) and the Department of Housing and Community Development (HCD), created to inform policies that incentivize affordable housing for families with children to be located in higher-resource neighborhoods in order to achieve the larger goal of offering families living in state-subsidized affordable housing a more balanced set of geographic choices when compared to historic trends. The state adopted these policies as part of an effort to incorporate affirmatively furthering fair housing (AFFH) principles into its housing programs and investments.

In the TCAC/HCD maps, each area—census tracts in non-rural areas and block groups in rural areas—are assigned to one of five categories (Highest Resource; High Resource; Moderate Resource; Moderate Resource (Rapidly Changing); and Low Resource) based on regionally derived scores for 16 evidence-based neighborhood indicators, or to a sixth category (High Segregation and Poverty) if they are both racially segregated and high-poverty. The Moderate Resource (Rapidly Changing) category is new in 2020, and is meant to identify Moderate Resource areas that, based on recent trends, may soon become High Resource areas.[6] Areas whose opportunity index scores are in the top 20 percent of each region are categorized as Highest Resource, and tracts and block groups whose scores fall into the next 20 percent of each region (top 20 percent to 40 percent) are categorized as High Resource.

TCAC and HCD work with the California Fair Housing Task Force—a group of independent researchers that includes the California Housing Partnership and multiple research institutes at UC Berkeley—to update these maps on an annual basis to account for new data and refine the methodology based on feedback and emergence of new evidence. Please note that the 2020 draft opportunity maps used in this analysis and are still subject to final approval and adoption by TCAC.

The TCAC/HCD Opportunity Maps are primarily relevant to housing in which children reside, so this analysis only applies to family-targeted developments. The analysis uses these maps for two purposes: 1) to determine how much of the County’s at-risk, family-targeted affordable homes are located in Highest and High Resource areas, the loss of which would contribute to patterns of segregation and disparities in access to opportunity because they would be difficult and costly to replace; and 2) to document the degree to which family-targeted, new construction developments funded with Low-Income Housing Tax Credits (LIHTCs) have provided access to Highest and High Resource areas for low-income families in the County, in light of new TCAC and HCD incentives to develop in these areas.

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

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

Additional Methodology Notes for Development Cost Analysis

The Development Cost Analysis uses cost data provided by the California Tax Credit Allocation Committee (TCAC) on all affordable multifamily rental housing developments awarded LIHTCs in Los Angeles County between 2008 and 2019 for both new construction and acquisition/rehabilitation. This data includes both initial cost data and final cost data. Initial cost data comes from TCAC applications and final cost data was provided by TCAC staff in the form of final cost certifications sent by applicants to TCAC upon developments being placed in service. 50 percent of cost data used in this report's analysis is from application materials ("initial") and 50 percent is from final cost certifications ("final").

Analysis comparing initial application cost data and final cost data reveals that 31 percent of developments receiving tax credits in Los Angeles County report an initial TDC within +/- 2% of the final TDC, 58 percent report an initial TDC within +/- 5% of the final TDC and 82 percent report an initial TDC within +/- 10% of the final TDC. The distribution of cost differences between application materials and final cost certifications is approximately normal.

For the housing type portion of this analysis, all SRO developments were collapsed in the special needs housing type.

All years represented in the cost analysis refer to the property's LIHTC award year.

APPENDIX B: FULL DATA FINDINGS, SECTION 1

GAP ANALYSIS

TABLE A: NUMBER OF LOS ANGELES COUNTY HOUSEHOLDS BY HOUSING TENURE (2005-2018)

Year	Number of Renter Households*	Number of Owner Households	Total Households
2005	1,621,543	1,562,853	3,184,396
2006	1,607,392	1,564,640	3,172,032
2007	1,623,435	1,558,468	3,181,903
2008	1,639,800	1,528,562	3,168,362
2009	1,651,764	1,514,362	3,166,126
2010	1,700,905	1,501,448	3,202,353
2011	1,719,784	1,482,011	3,201,795
2012	1,750,538	1,481,122	3,231,660
2013	1,769,811	1,477,894	3,247,705
2014	1,782,312	1,486,800	3,269,112
2015	1,806,687	1,486,408	3,293,095
2016	1,832,068	1,473,521	3,305,589
2017	1,800,767	1,510,464	3,311,231
2018	1,812,624	1,501,284	3,313,908

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2005-2018.
**Please note that the total number of renter households in Table A and Table 2 (in the main report) do not match perfectly because they rely on a slightly different data source. Estimates from PUMS data (Table 2 in the main report) are expected to be slightly different from the corresponding ACS estimates because they are subject to additional sampling error and further data processing operations.*

TABLE B: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY INCOME GROUP (2014-2018)

Year	DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
2014	167,670	338,810	325,548	325,169	276,210	346,537	1,779,944
2015	164,065	298,389	325,407	348,121	279,539	376,878	1,792,399
2016	177,352	329,887	320,835	344,865	280,119	370,375	1,823,433
2017	160,096	298,920	298,193	355,524	301,276	383,801	1,797,810
2018	181,311	287,222	306,045	359,706	313,634	361,424	1,809,342

Source: California Housing Partnership analysis of 2014-2018 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

TABLE C: CHANGE IN LOS ANGELES COUNTY HOUSEHOLDS BY AGE GROUP (2014-2018) – ALL HOUSEHOLDS

Year	Under 35		35 - 44		45 - 54		55 and older	
	#	Share (%)*	#	Share (%)*	#	Share (%)*	#	Share (%)*
2014	627,670	19%	663,630	20%	706,128	22%	1,274,954	39%
2015	619,102	19%	652,033	20%	711,309	22%	1,310,652	40%
2016	614,840	19%	644,590	20%	707,396	21%	1,338,764	41%
2017	596,698	18%	647,786	20%	706,483	21%	1,360,264	41%
2018	610,008	18%	642,634	19%	684,204	21%	1,377,062	42%

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2018.
**Represents the percentage of households the age group comprises of all households.*

TABLE D: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY AGE GROUP (2014-2018)

Year	Under 35		35 - 44		45 - 54		55 and older	
	#	Share (%)*	#	Share (%)*	#	Share (%)*	#	Share (%)*
2014	525,782	30%	420,626	24%	356,462	20%	481,224	27%
2015	514,906	29%	420,958	23%	368,564	20%	498,646	28%
2016	522,139	29%	421,376	23%	368,246	20%	520,307	28%
2017	492,257	27%	418,072	23%	364,909	20%	525,529	29%
2018	506,797	28%	413,471	23%	354,259	20%	538,097	30%

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2018.
**Represents the percentage of households the age group comprises of all households.*

TABLE E: CHANGE IN LOS ANGELES COUNTY OWNER HOUSEHOLDS BY AGE GROUP (2014-2018)

Year	Under 35		35 - 44		45 - 54		55 and older	
	#	Share (%)*	#	Share (%)*	#	Share (%)*	#	Share (%)*
2014	101,102	7%	242,348	16%	350,885	24%	792,464	53%
2015	102,562	7%	230,393	16%	343,360	23%	811,579	55%
2016	92,832	6%	223,975	15%	338,910	23%	816,331	55%
2017	104,441	7%	229,714	15%	341,574	23%	834,735	55%
2018	103,211	7%	229,163	15%	329,945	22%	838,965	56%

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2018.
**Represents the percentage of households the age group comprises of all households.*

TABLE F: LOS ANGELES COUNTY RENTAL HOMES AFFORDABLE TO AND OCCUPIED BY EACH INCOME GROUP (2018)

Rental Homes Affordable to Income Group	Vacant	Occupied by DLI	Occupied by ELI	Occupied by VLI	Occupied by LI	Occupied by Moderate	Occupied by Above Moderate	Total
Affordable to DLI	1,619	22,473	19,277	8,617	8,796	6,180	6,065	73,027
Affordable to ELI	2,777	20,858	36,473	11,283	4,565	3,315	2,500	81,771
Affordable to VLI	8,029	26,217	54,144	53,407	38,566	22,202	15,125	217,690
Affordable to LI	30,101	64,213	133,877	163,676	193,855	135,014	84,555	805,291
Affordable to Moderate	31,898	36,334	37,388	62,006	96,572	118,709	150,518	533,425
Affordable to Above Moderate	14,507	11,216	6,063	7,056	17,352	28,214	102,661	187,069
Total	**88,931**	**181,311**	**287,222**	**306,045**	**359,706**	**313,634**	**361,424**	**1,898,273**

Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

TABLE G: DETAILED GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2018)

Year		DLI	ELI	VLI	LI	Moderate	Above Moderate
2014	All Households at or Below Threshold Income	167,670	506,480	832,028	1,157,197	1,433,407	1,779,944
2014	Rental Homes "Affordable & Available" to Income Group and Below	17,033	86,721	250,205	928,740	1,435,995	1,857,185
2014	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-150,637	-419,759	-581,823	-228,457	2,588	77,241
2014	% of Homes Affordable but Unavailable**	70%	36%	25%	21%	15%	0%
2015	All Households at or Below Threshold Income	164,065	462,454	787,861	1,135,982	1,415,521	1,792,399
2015	Rental Homes "Affordable & Available" to Income Group and Below	15,105	87,607	236,054	865,214	1,398,152	1,865,181
2015	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-148,960	-374,847	-551,807	-270,768	-17,369	72,782
2015	% of Homes Affordable but Unavailable**	70%	36%	27%	21%	16%	0%
2016	All Households at or Below Threshold Income	177,352	507,239	828,074	1,172,939	1,453,058	1,823,433
2016	Rental Homes "Affordable & Available" to Income Group and Below	16,186	99,368	259,819	921,584	1,432,306	1,896,161
2016	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-161,166	-407,871	-568,255	-251,355	-20,752	72,728
2016	% of Homes Affordable but Unavailable**	73%	33%	27%	22%	15%	0%
2017	All Households at or Below Threshold Income	160,096	459,016	757,209	1,112,733	1,414,009	1,797,810
2017	Rental Homes "Affordable & Available" to Income Group and Below	20,010	100,150	240,263	860,595	1,403,219	1,877,355
2017	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-140,086	-358,866	-516,946	-252,138	-10,790	79,545
2017	% of Homes Affordable but Unavailable**	69%	31%	29%	24%	16%	0%
2018	All Households at or Below Threshold Income	181,311	468,533	774,578	1,134,284	1,447,918	1,809,342
2018	Rental Homes "Affordable & Available" to Income Group and Below	24,092	103,477	265,174	902,823	1,452,441	1,898,273
2018	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-157,219	-365,056	-509,404	-231,461	4,523	88,931
2018	% of Homes Affordable but Unavailable**	67%	33%	29%	23%	15%	0%

Source: California Housing Partnership analysis of 2014-2018 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

**The surplus or shortfall includes homes occupied by a household at or below the income threshold of the income group.*

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

TABLE H: DETAILED GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND SD**

		DLI	ELI	VLI	LI	Moderate	Above Moderate
SD 1	Households within Income Category	30,669	67,864	63,574	73,628	48,867	43,475
	Rental Homes "Affordable and Available" to Income Group and Below	4,079	23,386	63,277	206,902	283,998	337,738
	All Households at or Below Threshold Income	30,669	98,533	162,107	235,735	284,602	328,077
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-26,589	-75,146	-98,829	-28,833	-603	9,661
SD 2	Households within Income Category	50,095	86,049	85,716	85,069	55,880	63,813
	Rental Homes "Affordable and Available" to Income Group and Below	5,307	27,417	75,130	254,756	362,490	445,913
	All Households at or Below Threshold Income	50,095	136,144	221,859	306,928	362,808	426,621
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-44,788	-108,727	-146,729	-52,172	-318	19,292
SD 3	Households within Income Category	37,187	68,085	63,865	77,106	75,863	126,846
	Rental Homes "Affordable and Available" to Income Group and Below	3,179	20,993	41,220	163,513	308,714	472,428
	All Households at or Below Threshold Income	37,187	105,272	169,137	246,243	322,107	448,953
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-34,008	-84,279	-127,917	-82,730	-13,393	23,475
SD 4	Households within Income Category	22,555	45,631	50,491	62,270	56,070	75,205
	Rental Homes "Affordable and Available" to Income Group and Below	2,866	12,801	33,758	141,331	237,160	325,396
	All Households at or Below Threshold Income	22,555	68,186	118,677	180,947	237,017	312,222
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-19,689	-55,385	-84,919	-39,616	143	13,174
SD 5	Households within Income Category	28,218	46,774	45,869	52,121	54,017	67,749
	Rental Homes "Affordable and Available" to Income Group and Below	2,667	15,161	36,655	124,587	225,401	305,282
	All Households at or Below Threshold Income	28,218	74,993	120,862	172,983	227,000	294,750
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-25,551	-59,832	-84,207	-48,396	-1,599	10,532

Source: California Housing Partnership analysis of 2016-2017 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

**The surplus or shortfall includes homes occupied by a household at or below the income threshold of the income group.*

*** The SD-level gap analysis is based on 2016-2017 data, also presented in the April 2019 version of the Outcomes Report. Updated, 2018-2019 data will be included in next year's report.*

Cost Burden Analysis

TABLE I: LOS ANGELES COUNTY COST BURDEN ANALYSIS FOR RENTER HOUSEHOLDS (2018)

Income Group	Total Households	Not Cost Burdened		Cost Burdened		Severely Cost Burdened	
		#	%	#	%	#	%
DLI	181,311	10,711	6%	10,673	6%	159,927	88%
ELI	287,222	33,184	12%	42,516	15%	211,522	74%
VLI	306,045	48,253	16%	136,112	44%	121,680	40%
LI	359,706	154,918	43%	159,045	44%	45,743	13%
Moderate	313,634	222,898	71%	82,808	26%	7,928	3%
Above Moderate	361,424	335,057	93%	26,137	7%	230	0.1%
All Income Groups	**1,809,342**	**805,021**	**44%**	**457,291**	**25%**	**547,030**	**30%**

Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

TABLE J: PERCENTAGE OF COST BURDENED RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2018)

		DLI	ELI	VLI	LI	Moderate	Above Moderate
2014	Not Cost Burdened	4%	9%	14%	42%	69%	93%
	Cost Burdened	3%	17%	44%	46%	28%	6%
	Severely Cost Burdened	93%	74%	42%	12%	2%	1%
2015	Not Cost Burdened	4%	9%	14%	40%	70%	92%
	Cost Burdened	4%	18%	46%	46%	27%	7%
	Severely Cost Burdened	92%	73%	41%	14%	3%	0%
2016	Not Cost Burdened	4%	11%	14%	43%	71%	92%
	Cost Burdened	4%	17%	43%	45%	25%	8%
	Severely Cost Burdened	93%	72%	43%	12%	4%	0.3%
2017	Not Cost Burdened	5%	11%	13%	42%	70%	92%
	Cost Burdened	4%	17%	42%	45%	27%	8%
	Severely Cost Burdened	91%	72%	45%	13%	3%	0.2%
2018	Not Cost Burdened	6%	12%	16%	43%	71%	93%
	Cost Burdened	6%	15%	44%	44%	26%	7%
	Severely Cost Burdened	88%	74%	40%	13%	3%	0.1%

Source: California Housing Partnership analysis of 2014-2018 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

TABLE K: PERCENTAGE OF COST BURDENED RENTER HOUSEHOLDS BY INCOME GROUP AND SD*

		DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
SD 1	Not Cost Burdened	8%	14%	19%	57%	82%	95%	**45%**
	Cost Burdened	4%	20%	52%	37%	16%	4%	**26%**
	Severely Cost Burdened	88%	66%	29%	6%	2%	0.3%	**29%**
SD 2	Not Cost Burdened	4%	9%	16%	48%	74%	90%	**39%**
	Cost Burdened	4%	19%	44%	41%	22%	10%	**26%**
	Severely Cost Burdened	92%	72%	40%	11%	4%	0.2%	**35%**
SD 3	Not Cost Burdened	3%	10%	8%	32%	59%	90%	**43%**
	Cost Burdened	4%	15%	34%	47%	35%	10%	**25%**
	Severely Cost Burdened	93%	75%	58%	21%	6%	0.3%	**32%**
SD 4	Not Cost Burdened	5%	11%	13%	38%	72%	93%	**47%**
	Cost Burdened	3%	15%	43%	49%	26%	7%	**25%**
	Severely Cost Burdened	92%	74%	44%	13%	2%	0.2%	**28%**
SD 5	Not Cost Burdened	3%	11%	9%	33%	69%	93%	**43%**
	Cost Burdened	3%	14%	38%	55%	28%	7%	**25%**
	Severely Cost Burdened	94%	75%	53%	12%	3%	0.1%	**32%**

Source: California Housing Partnership analysis of 2016-2017 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

** The SD-level cost burden analysis is based on 2016-2017 data, also presented in the April 2019 version of the Outcomes Report. Updated, 2018-2019 data will be included in next year's report.*

OVERCROWDING ANALYSIS

TABLE L: LOS ANGELES COUNTY OVERCROWDING ANALYSIS FOR RENTER HOUSEHOLDS (2018)

Income Group	Total Households	Not Overcrowded		Overcrowded		Severely Overcrowded*	
		#	%	#	%	#	%
DLI	181,311	154,629	85%	26,682	15%	4,975	3%
ELI	287,222	217,852	76%	69,370	24%	13,398	5%
VLI	306,045	205,763	67%	100,282	33%	18,357	6%
LI	359,706	252,345	70%	107,361	30%	15,509	4%
Moderate	313,634	235,948	75%	77,686	25%	11,710	4%
Above Moderate	361,424	308,974	85%	52,450	15%	5,307	1%
All Income Groups	**1,809,342**	**1,375,511**	**76%**	**433,831**	**24%**	**69,256**	**4%**

Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.
**The percentages of severely overcrowded households are a subset of the percentage of overcrowded households.*

TABLE M: PERCENTAGE OF OVERCROWDED RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2018)

		DLI	ELI	VLI	LI	Moderate	Above Moderate
2014	**Not Overcrowded**	75%	67%	64%	67%	76%	87%
	Overcrowded	22%	28%	30%	29%	21%	12%
	Severely Overcrowded	3%	5%	6%	5%	3%	1%
2015	**Not Overcrowded**	78%	69%	62%	67%	75%	85%
	Overcrowded	19%	27%	32%	28%	22%	14%
	Severely Overcrowded	3%	5%	6%	5%	3%	2%
2016	**Not Overcrowded**	80%	70%	65%	68%	75%	85%
	Overcrowded	16%	25%	29%	27%	22%	14%
	Severely Overcrowded	3%	5%	6%	5%	3%	2%
2017	**Not Overcrowded**	84%	74%	70%	71%	76%	86%
	Overcrowded	16%	26%	30%	29%	24%	14%
	Severely Overcrowded	3%	5%	5%	4%	4%	1%
2018	**Not Overcrowded**	85%	76%	67%	70%	75%	85%
	Overcrowded	15%	24%	33%	30%	25%	15%
	Severely Overcrowded	3%	5%	6%	4%	4%	1%

Source: California Housing Partnership analysis of 2014-2018 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

TABLE N: PERCENTAGE OF OVERCROWDED RENTER HOUSEHOLDS BY INCOME GROUP AND SD*

		DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
SD 1	**Not Overcrowded**	77%	67%	63%	62%	67%	76%	**67%**
	Overcrowded	23%	33%	37%	38%	33%	24%	**33%**
	Severely Overcrowded	6%	6%	7%	7%	4%	3%	**6%**
SD 2	**Not Overcrowded**	82%	72%	67%	68%	72%	83%	**73%**
	Overcrowded	18%	28%	33%	32%	28%	17%	**27%**
	Severely Overcrowded	3%	6%	7%	5%	5%	1%	**5%**
SD 3	**Not Overcrowded**	86%	75%	73%	75%	80%	88%	**80%**
	Overcrowded	14%	25%	27%	25%	20%	12%	**20%**
	Severely Overcrowded	4%	5%	5%	4%	3%	1%	**3%**
SD 4	**Not Overcrowded**	84%	76%	71%	75%	79%	87%	**79%**
	Overcrowded	16%	24%	29%	25%	21%	13%	**21%**
	Severely Overcrowded	3%	5%	5%	3%	2%	2%	**3%**
SD 5	**Not Overcrowded**	90%	85%	77%	79%	83%	89%	**84%**
	Overcrowded	10%	15%	23%	21%	17%	11%	**16%**
	Severely Overcrowded	1%	2%	4%	2%	2%	1%	**2%**

Source: California Housing Partnership analysis of 2016-2017 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.
**** The SD-level overcrowding analysis is based on 2016-2017 data, also presented in the April 2019 version of the Outcomes Report. Updated, 2018-2019 data will be included in next year's report.*

APPENDIX C: FULL DATA FINDINGS, SECTION 2

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

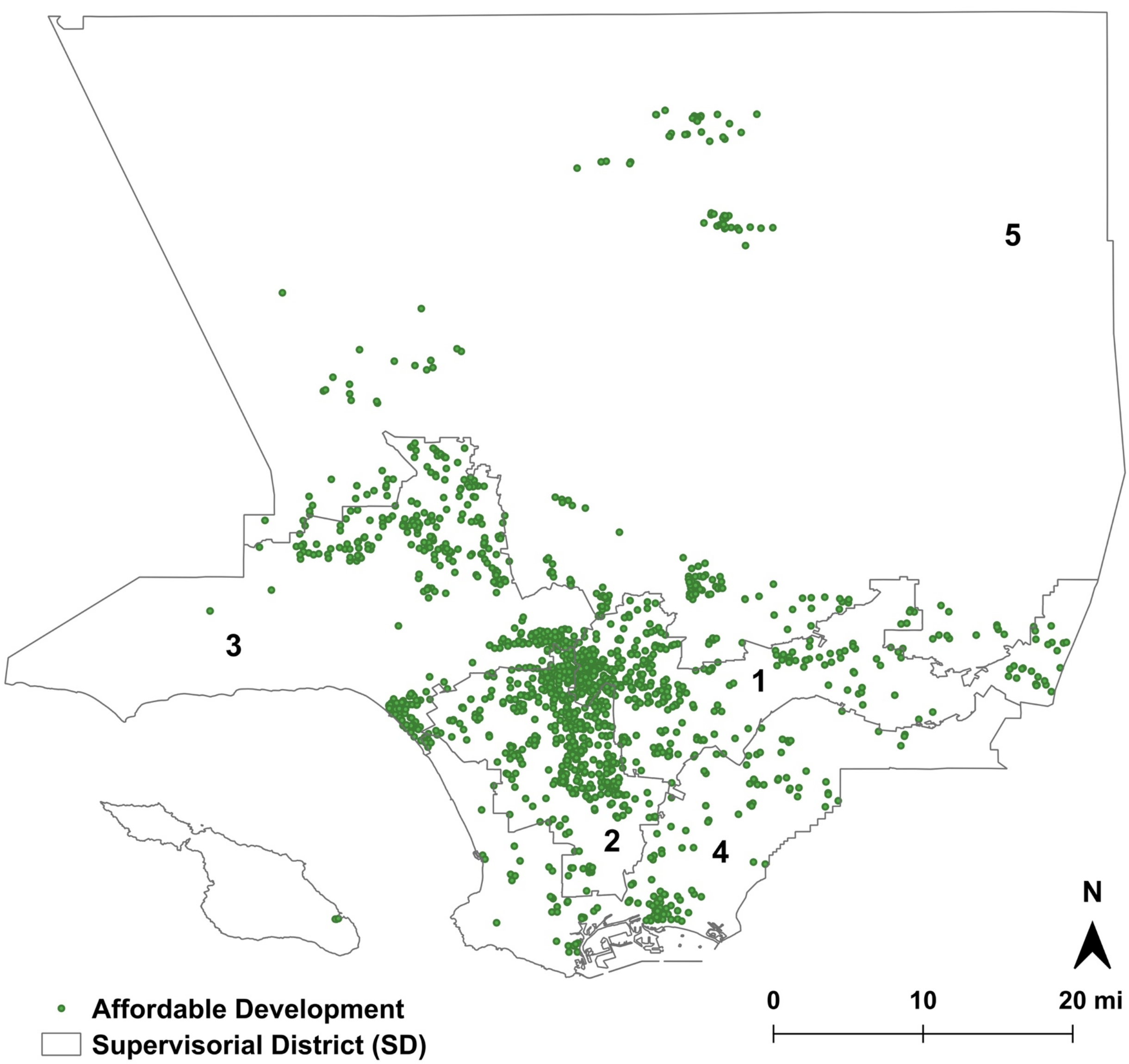


FIGURE B: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 1

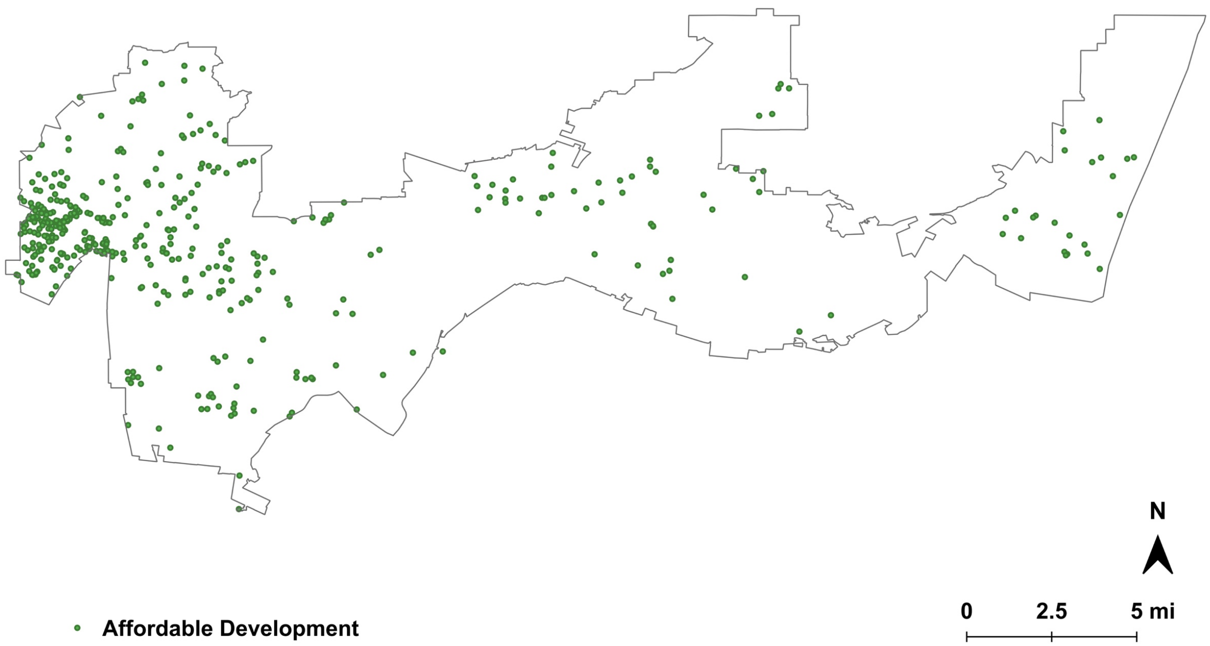


FIGURE C: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 2

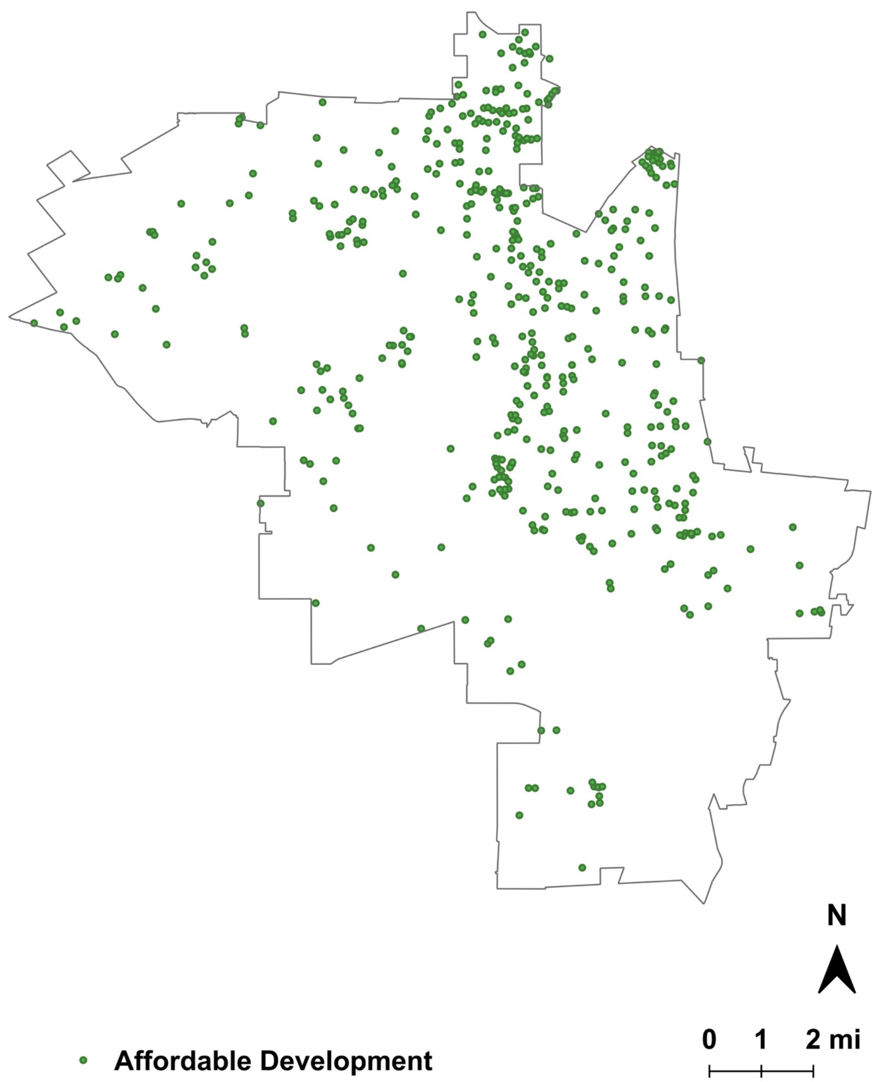


FIGURE D: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 3

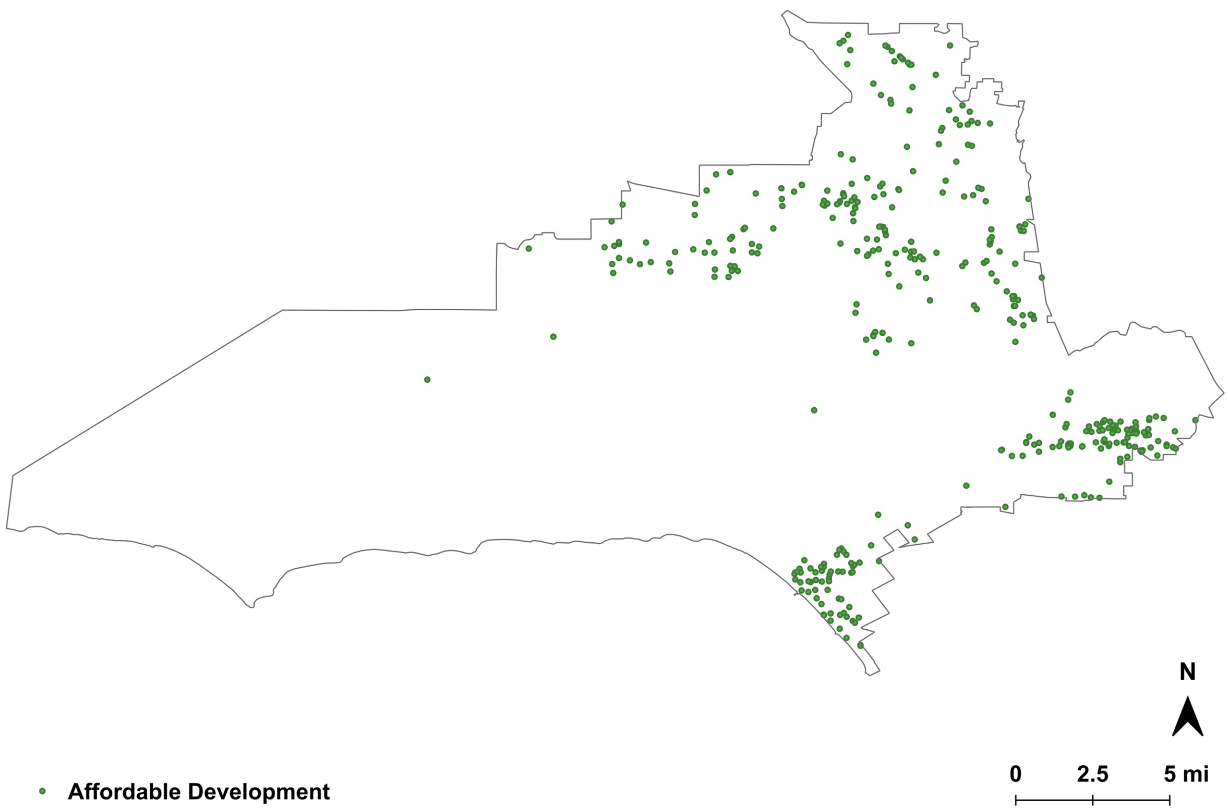


FIGURE E: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 4

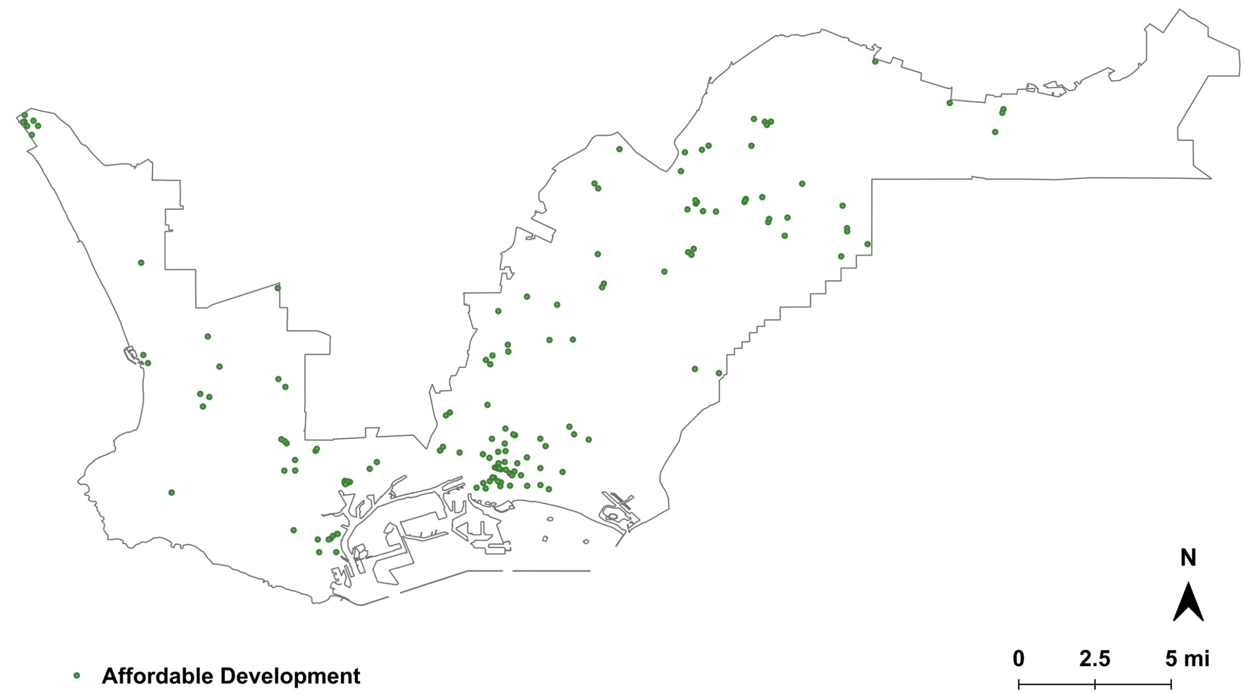


FIGURE F: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 5

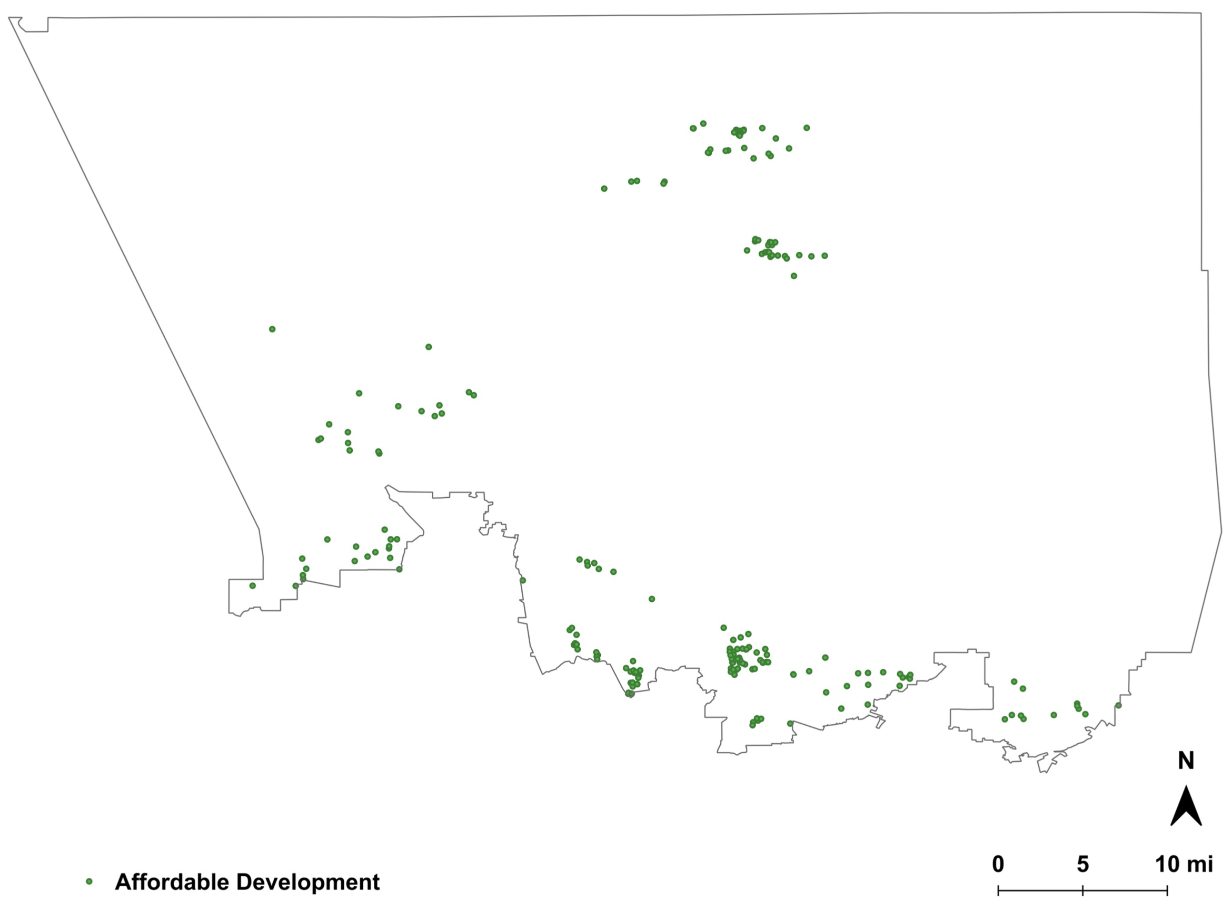


TABLE A: LIHTC DEVELOPMENT IN LOS ANGELES COUNTY (1987-2019)

Year Awarded	Developments	Affordable Homes	Annual Federal Credits Awarded*	State Credits Awarded*
1987	10	468	$62,158	$315,660
1988	23	1,319	$867,715	$3,027,162
1989	29	2,029	$2,539,258	$8,083,060
1990	25	972	$7,316,609	$357,576
1991	13	391	$3,637,134	$4,127,305
1992	37	1,865	$15,280,839	$1,926,842
1993	43	3,124	$22,872,108	$4,024,016
1994	17	949	$8,672,710	$0
1995	25	1,457	$8,115,919	$362,382
1996	38	1,820	$17,395,276	$4,895,037
1997	34	1,509	$10,993,667	$0
1998	31	2,640	$13,309,462	$2,202,977
1999	42	3,348	$14,717,560	$1,354,736
2000	39	3,139	$21,458,447	$2,524,985
2001	34	3,286	$15,875,549	$1,934,174
2002	45	3,768	$30,112,497	$4,990,387
2003	39	2,876	$24,311,267	$6,318,716
2004	40	3,436	$28,787,911	$7,656,436
2005	32	2,306	$21,862,669	$0
2006	39	3,196	$33,586,829	$21,761,601
2007	30	2,451	$28,347,851	$13,409,452
2008	33	3,314	$31,957,611	$0
2009	41	3,015	$31,891,658	$0
2010	32	2,074	$29,429,628	$2,030,750
2011	52	3,373	$43,584,509	$15,549,640
2012	40	2,822	$35,362,984	$16,164,656
2013	50	3,952	$45,475,657	$6,082,297
2014	40	2,789	$38,109,127	$10,538,565
2015	41	3,961	$46,095,479	$23,932,893
2016	59	5,102	$63,316,416	$24,682,767
2017	36	2,479	$49,845,415	$37,516,561
2018	47	3,525	$62,364,953	$34,161,492
2019	55	4,570	$85,123,546	$39,303,378
Total	**1,191**	**87,325**	**$892,680418**	**$299,235,503**

Source: California Housing Partnership Preservation Database, January 2020.
**All dollar figures are represented in nominal value and data is not available for each development.*

TABLE B: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY (1997-2019)

Year	HUD Affordable Homes	LIHTC Affordable Homes	Total Affordable Homes	% of Total Homes Lost
1997	630	0	630	12%
1998	601	0	601	12%
1999	216	0	216	4%
2000	450	0	450	9%
2001	75	0	75	1%
2002	135	74	209	4%
2003	179	16	195	4%
2004	99	122	221	4%
2005	8	939	947	19%
2006	145	196	341	7%
2007	269	0	269	5%
2008	45	14	59	1%
2009	107	60	167	3%
2010	256	0	256	5%
2011	29	0	29	1%
2012	0	0	0	0%
2013	180	0	180	4%
2014	56	0	56	1%
2015	113	0	113	2%
2016	0	0	0	0%
2017	0	0	0	0%
2018	38	0	38	1%
2019	5	0	5	0.1%
Total	**3,636**	**1,421**	**5,057**	**100%**

Source: California Housing Partnership Preservation Database, January 2020.

TABLE C: AFFORDABLE HOMES AT RISK OF CONVERSION IN LOS ANGELES COUNTY, BY RISK LEVEL

Risk Level	Developments	Affordable Homes	% of Total Inventory
Very High	76	3,260	3%
High	107	5,613	6%
Moderate	40	2,368	2%
Low	1,320	90,032	89%
All At-Risk	**183**	**8,873**	**9%**
Total	**1,543**	**101,273**	**100%**

Source: California Housing Partnership Preservation Database, January 2020.

TABLE D: AFFORDABLE HOMES AT RISK OF CONVERSION IN LOS ANGELES COUNTY, BY RISK LEVEL AND PROGRAM

Risk Level	HUD Affordable Homes	% of Total HUD Inventory	LIHTC Affordable Homes	% of Total LIHTC Inventory	CalHFA Affordable Homes	% of Total CalHFA Inventory
Very High	2,910	12%	309	0.4%	41	9%
High	5,117	21%	420	0.5%	76	16%
Moderate	1,263	5%	1,080	1%	25	5%
Low	15,052	62%	74,653	98%	327	70%
All At-Risk	**8,027**	**33%**	**729**	**1%**	**117**	**25%**
Total	**24,342**	**100%**	**76,462**	**100%**	**469**	**100%**

Source: California Housing Partnership Preservation Database, January 2020.

APPENDIX D: FULL DATA FINDINGS, SECTION 3

FIGURE A: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN LOS ANGELES COUNTY

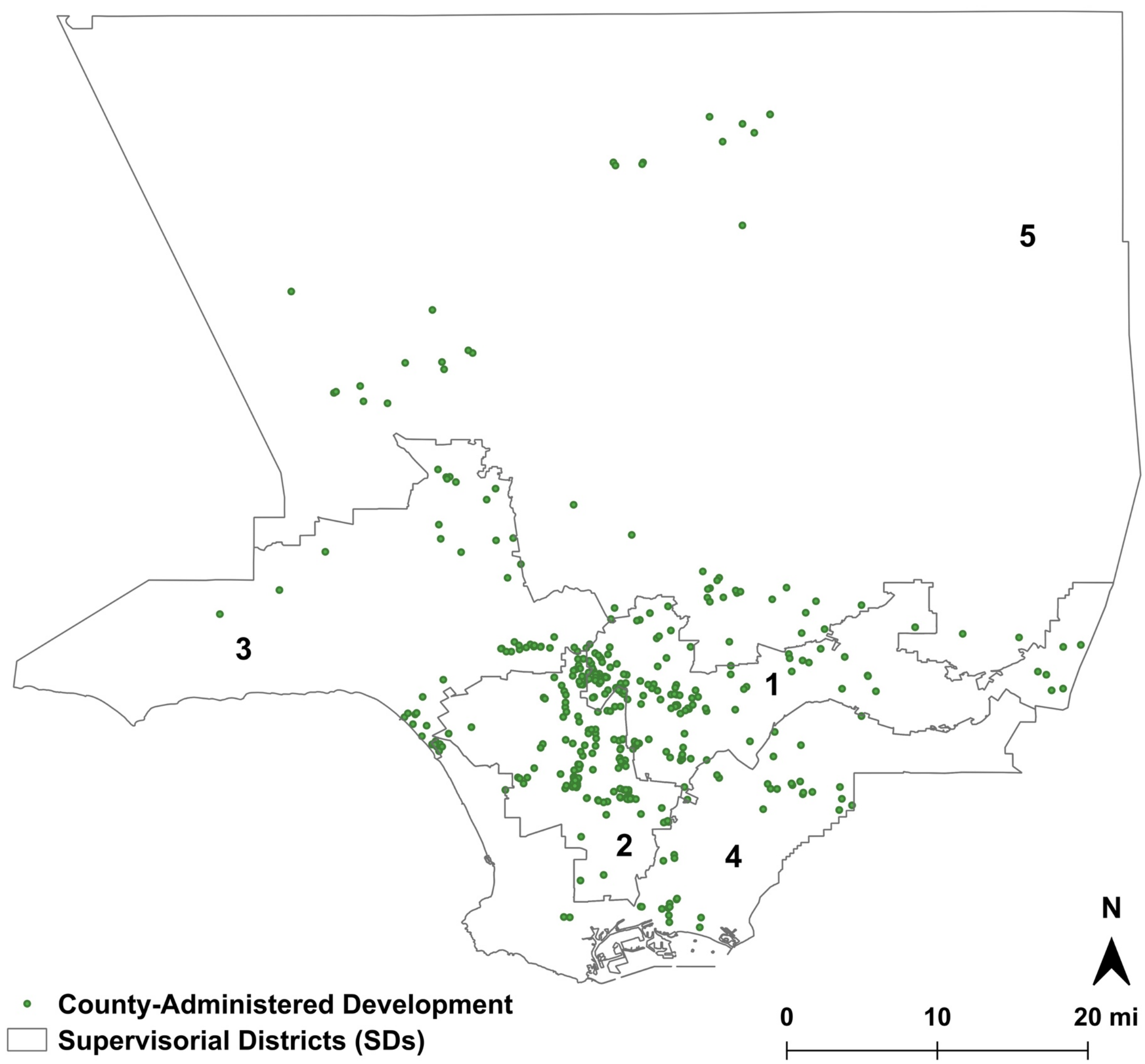


FIGURE B: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN SUPERVISORIAL DISTRICT 1

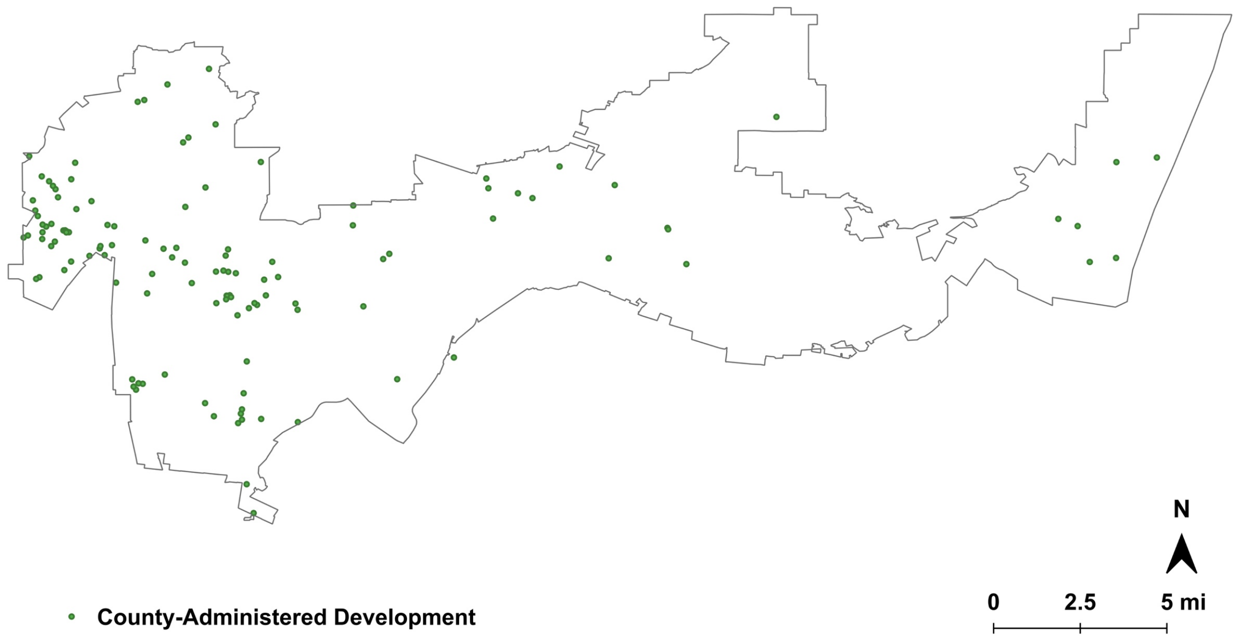


FIGURE C: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN SUPERVISORIAL DISTRICT 2

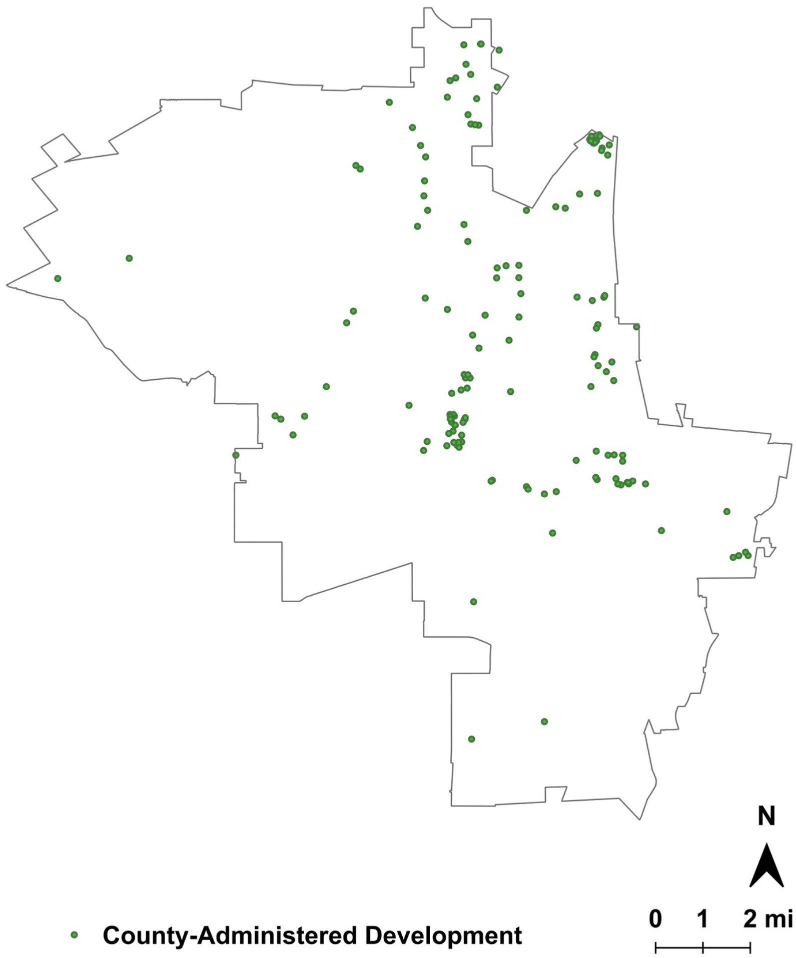


FIGURE D: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN SUPERVISORIAL DISTRICT 3

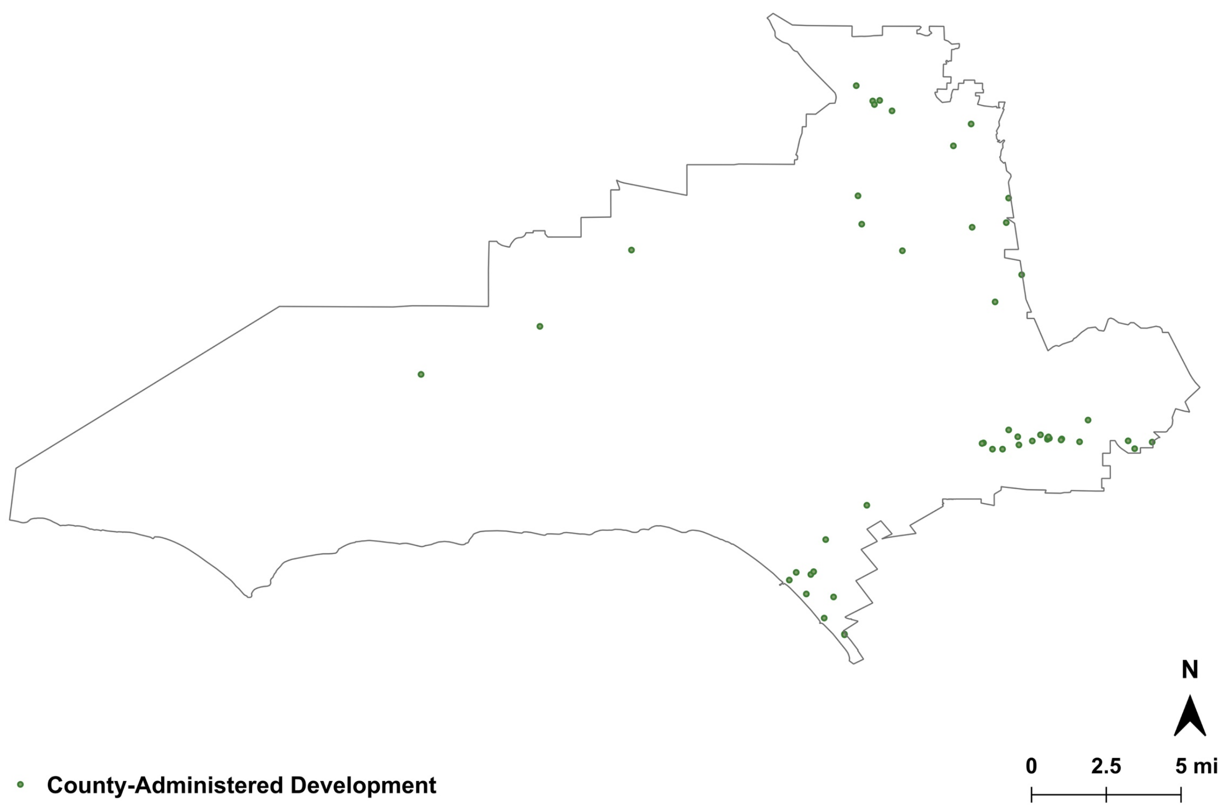


FIGURE E: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN SUPERVISORIAL DISTRICT 4

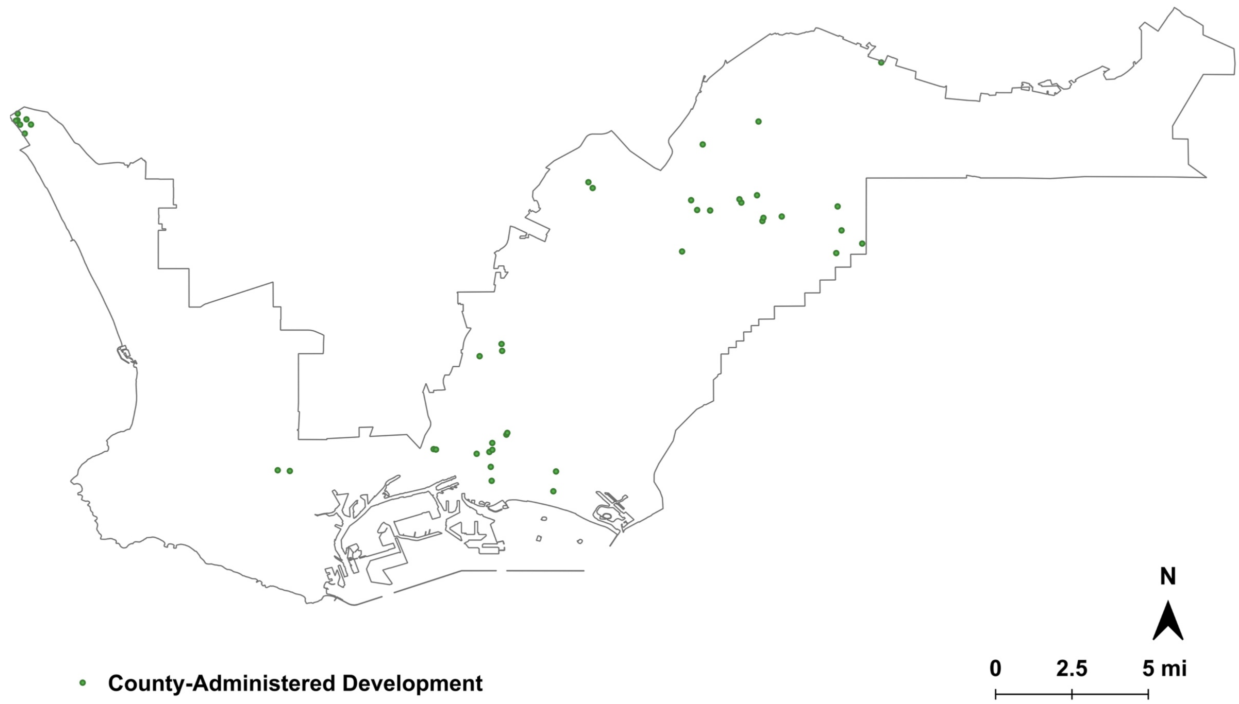
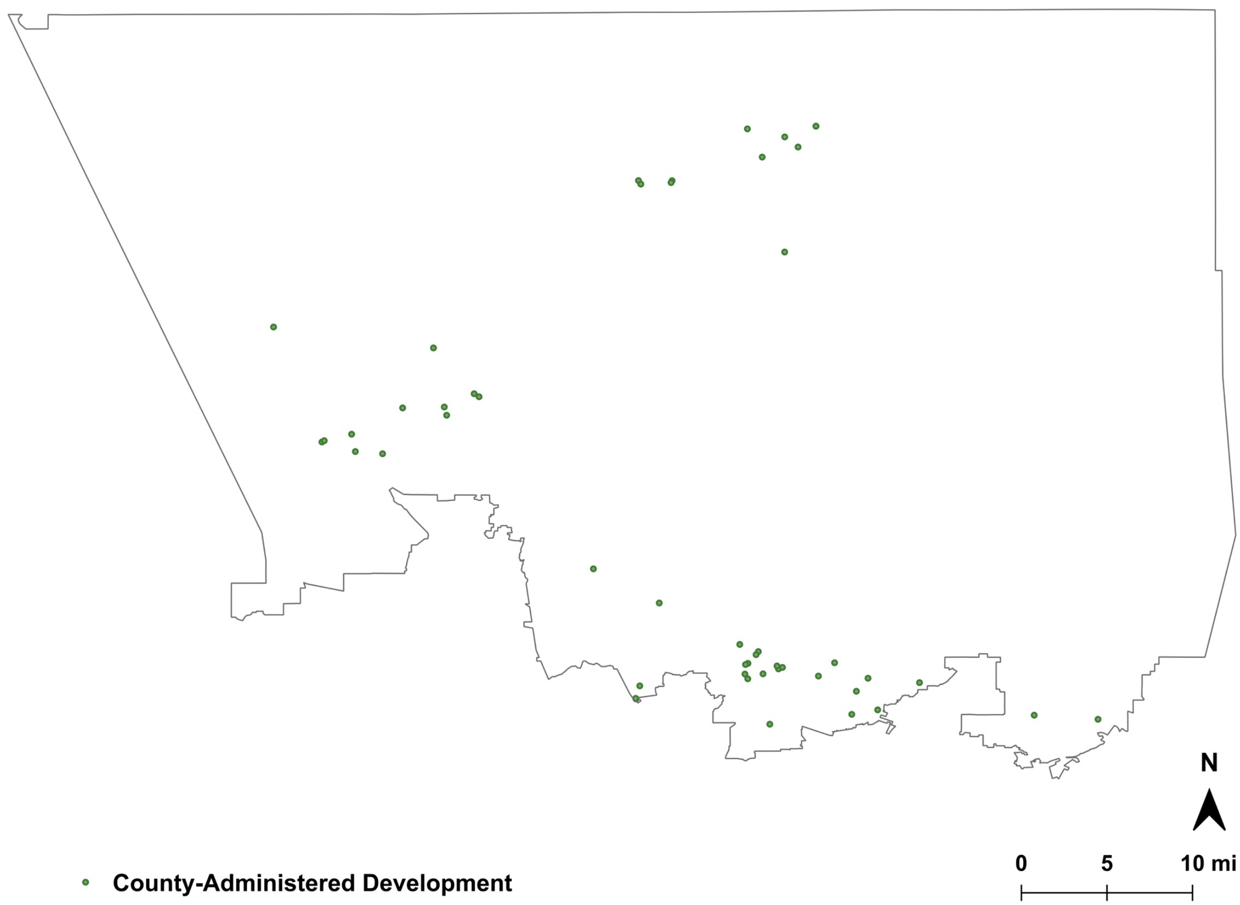


FIGURE F: COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING IN SUPERVISORIAL DISTRICT 5



APPENDIX E: FULL DATA FINDINGS, SECTION 4

PROXIMITY OF AT-RISK AFFORDABLE HOUSING TO TRANSIT AND GENTRIFICATION

FIGURE A: SUPERVISORIAL DISTRICT 1 - PROXIMITY OF AT-RISK AFFORDABLE HOUSING TO TRANSIT AND GENTRIFICATION

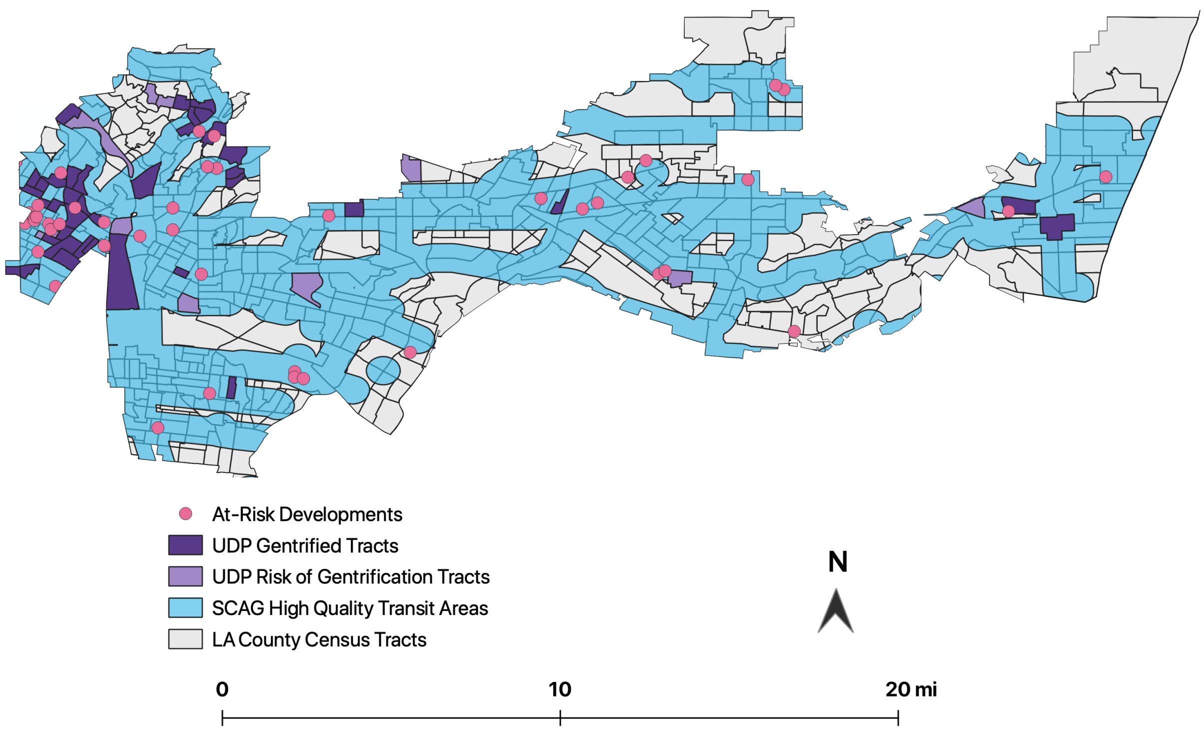


FIGURE B: SUPERVISORIAL DISTRICT 2 - PROXIMITY OF AT-RISK AFFORDABLE HOUSING TO TRANSIT AND GENTRIFICATION

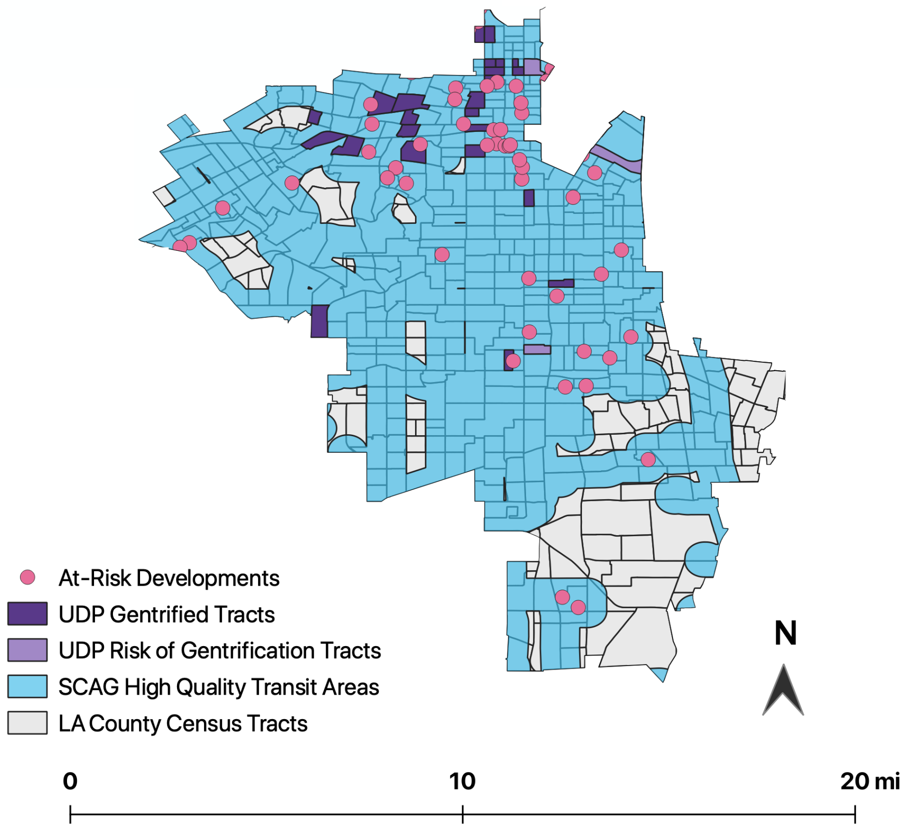


FIGURE C: SUPERVISORIAL DISTRICT 3 - PROXIMITY OF AT-RISK AFFORDABLE HOUSING TO TRANSIT AND GENTRIFICATION

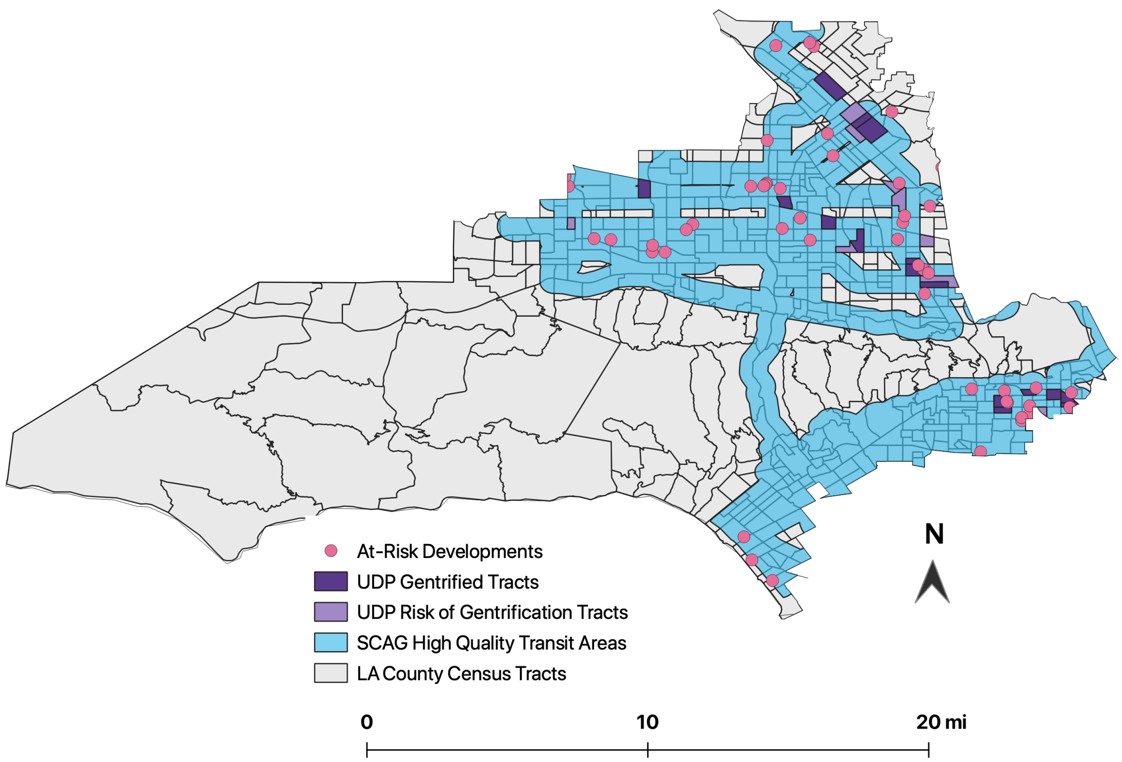


FIGURE D: SUPERVISORIAL DISTRICT 4 - PROXIMITY OF AT-RISK AFFORDABLE HOUSING TO TRANSIT AND GENTRIFICATION

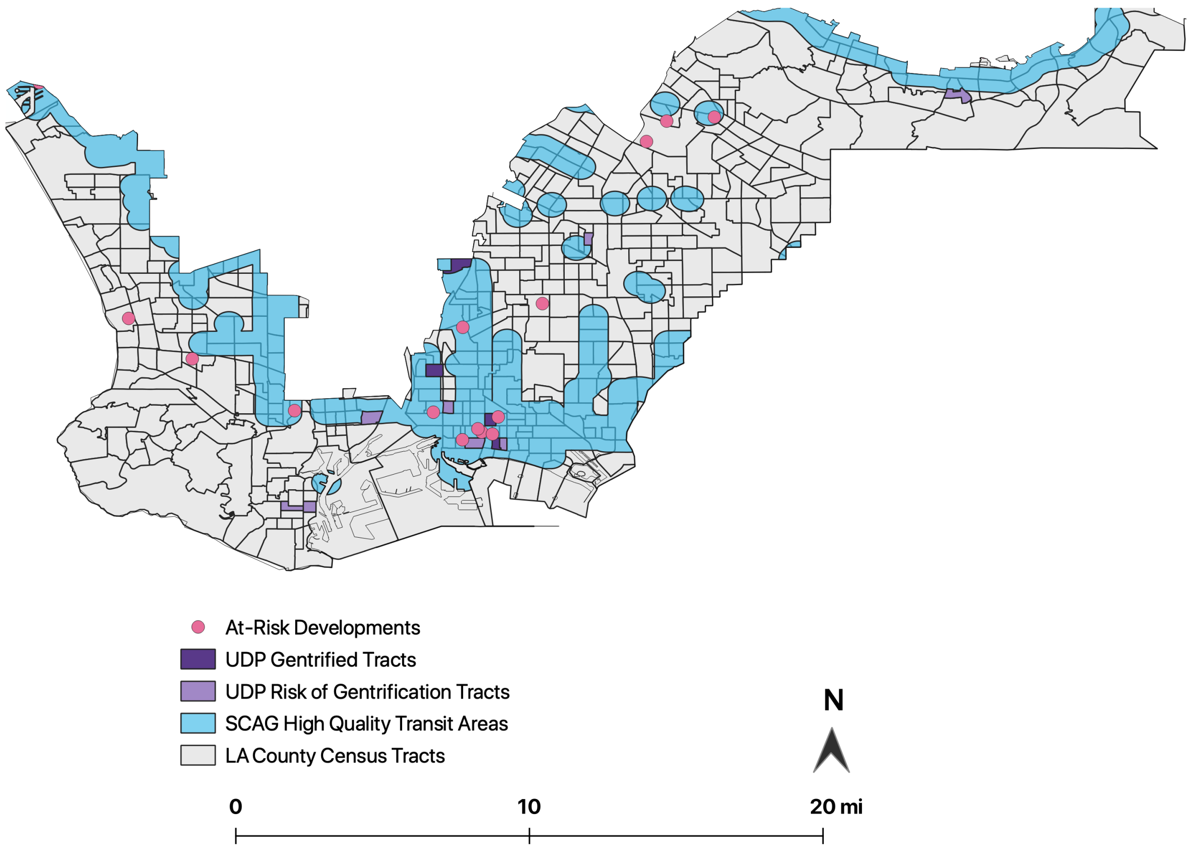
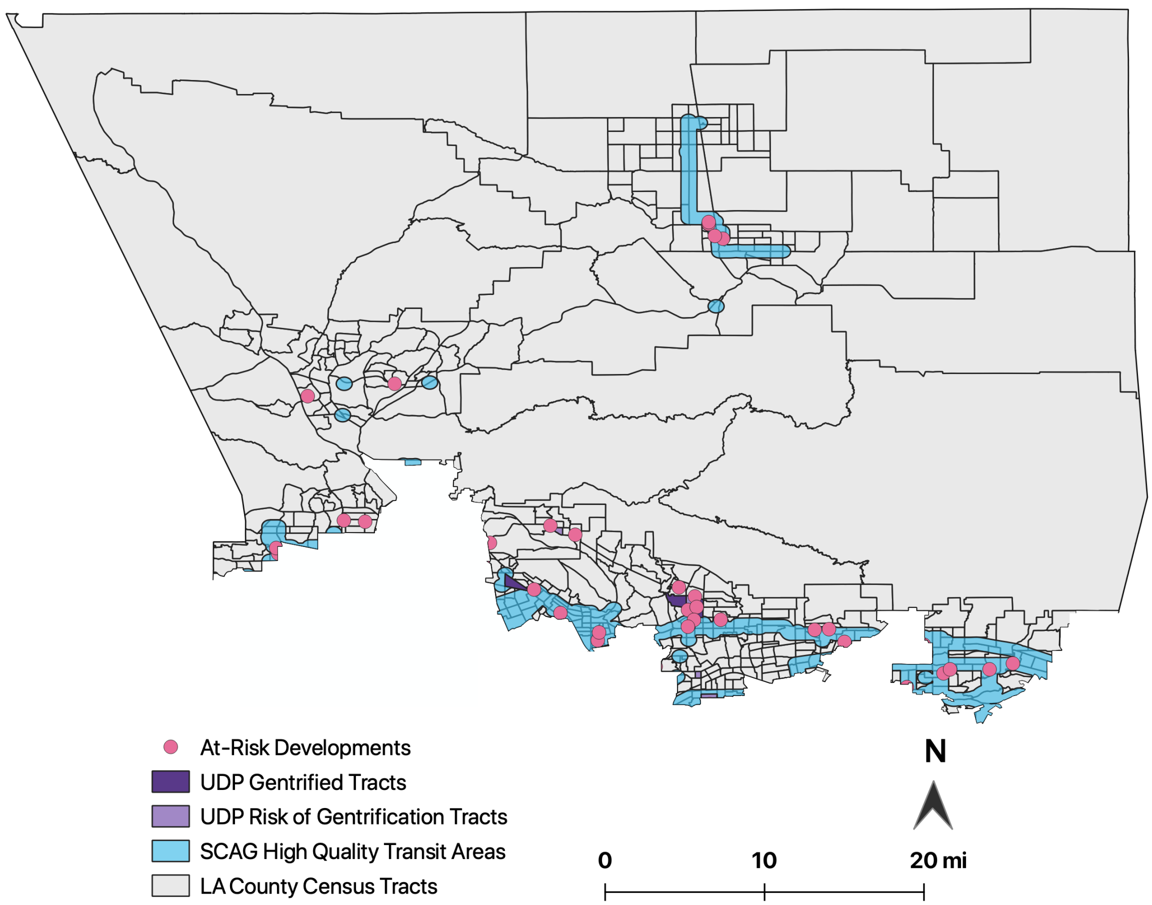


FIGURE E: SUPERVISORIAL DISTRICT 5 - PROXIMITY OF AT-RISK AFFORDABLE HOUSING TO TRANSIT AND GENTRIFICATION



At-Risk Family-Targeted Developments & Neighborhood Resources and Opportunity

FIGURE F: SUPERVISORIAL DISTRICT 1 - AT-RISK FAMILY-TARGETED DEVELOPMENTS & NEIGHBORHOOD RESOURCES AND OPPORTUNITY

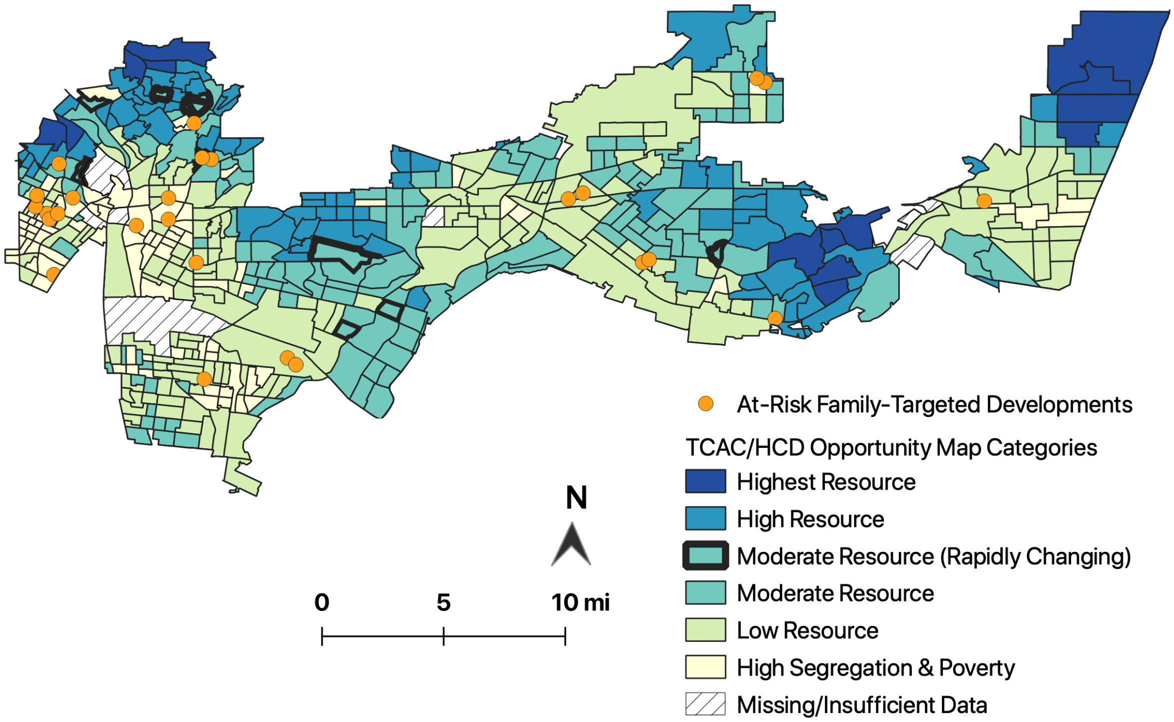


FIGURE G: SUPERVISORIAL DISTRICT 2 - AT-RISK FAMILY-TARGETED DEVELOPMENTS & NEIGHBORHOOD RESOURCES AND OPPORTUNITY

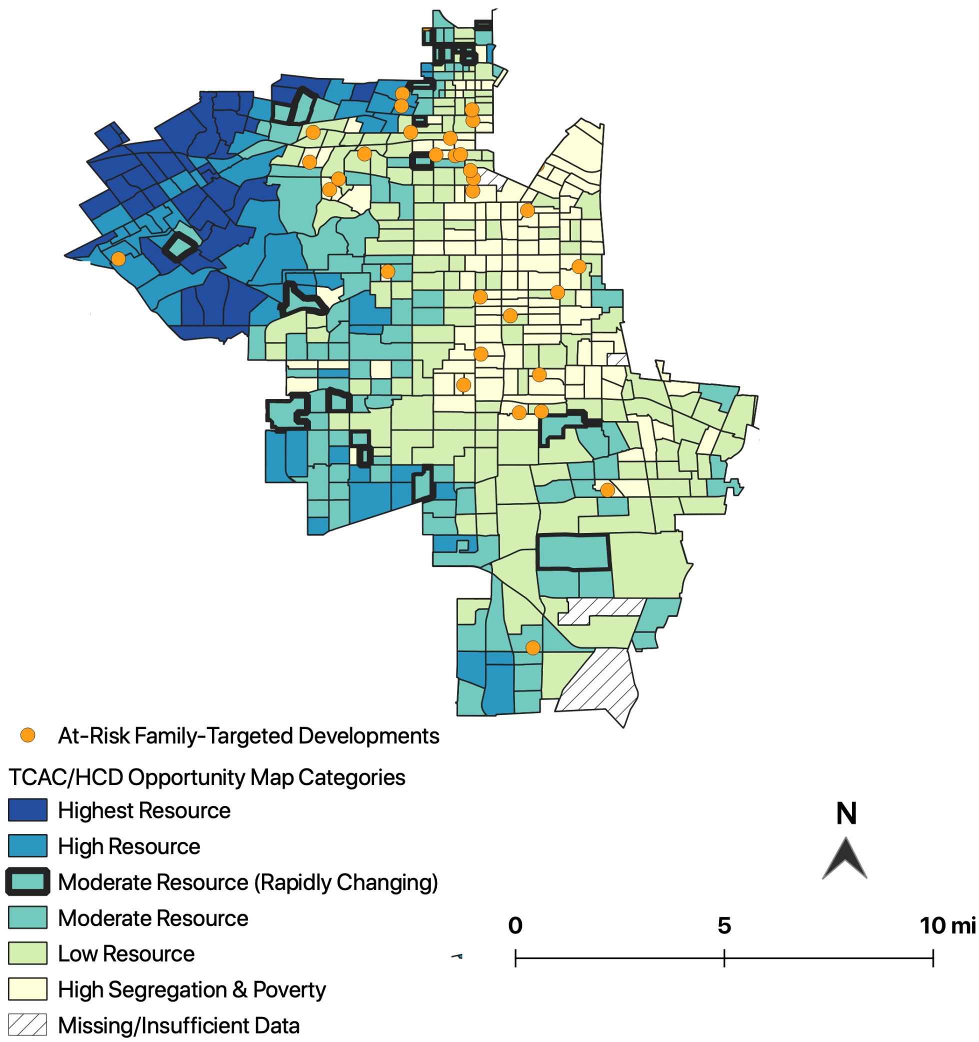


FIGURE H: SUPERVISORIAL DISTRICT 3 - AT-RISK FAMILY-TARGETED DEVELOPMENTS & NEIGHBORHOOD RESOURCES AND OPPORTUNITY

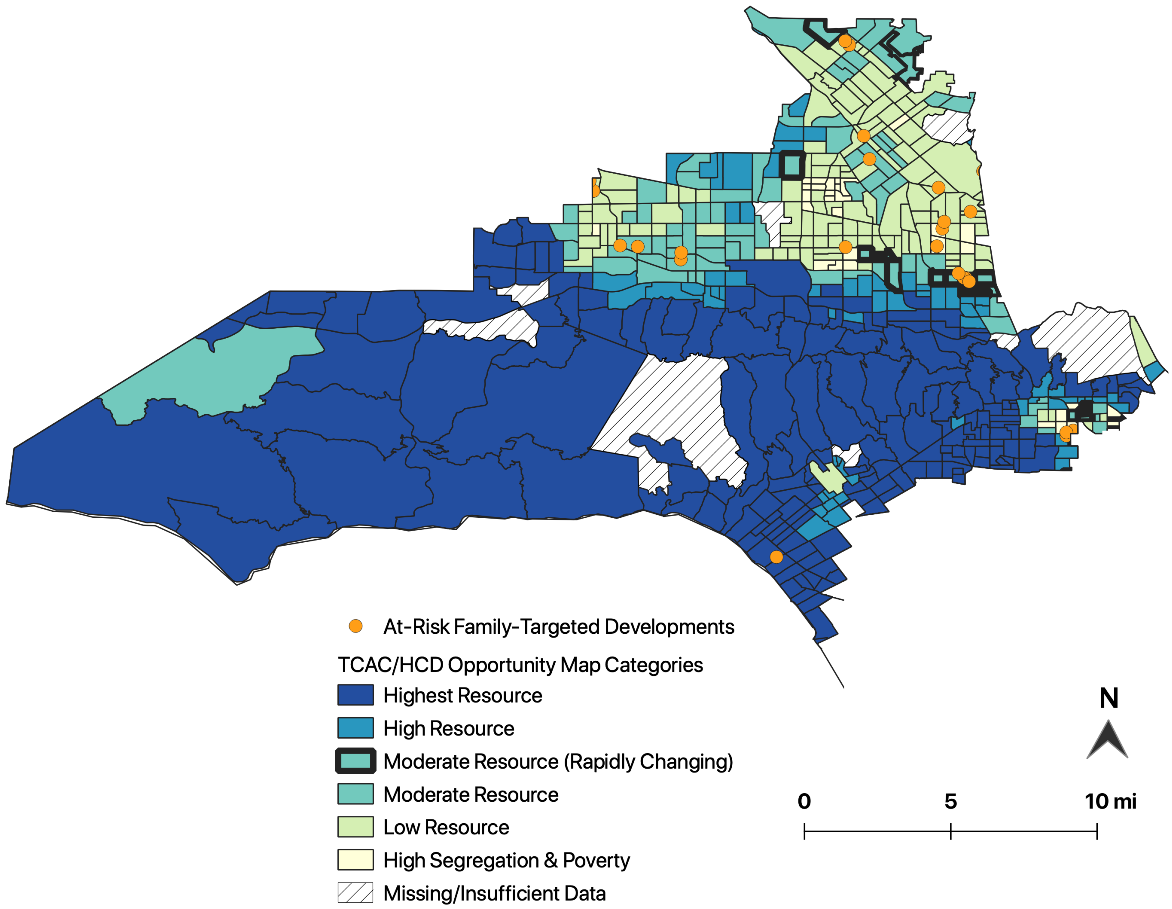


FIGURE I: SUPERVISORIAL DISTRICT 4 - AT-RISK FAMILY-TARGETED DEVELOPMENTS & NEIGHBORHOOD RESOURCES AND OPPORTUNITY

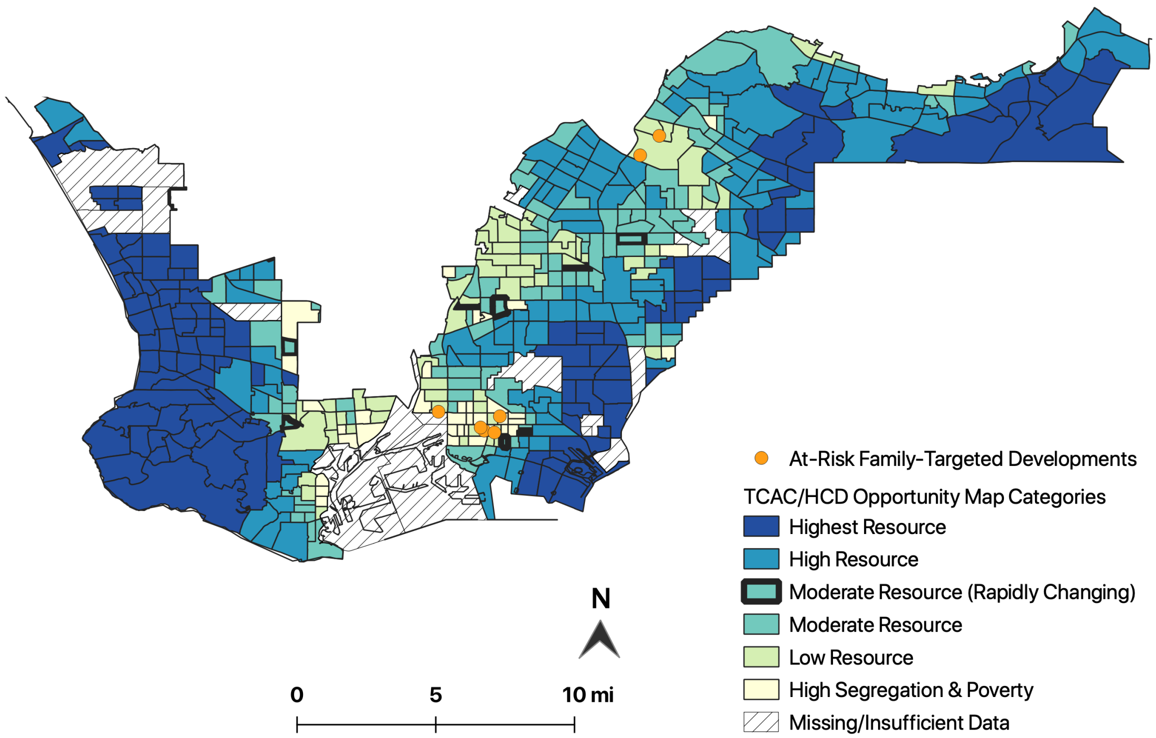
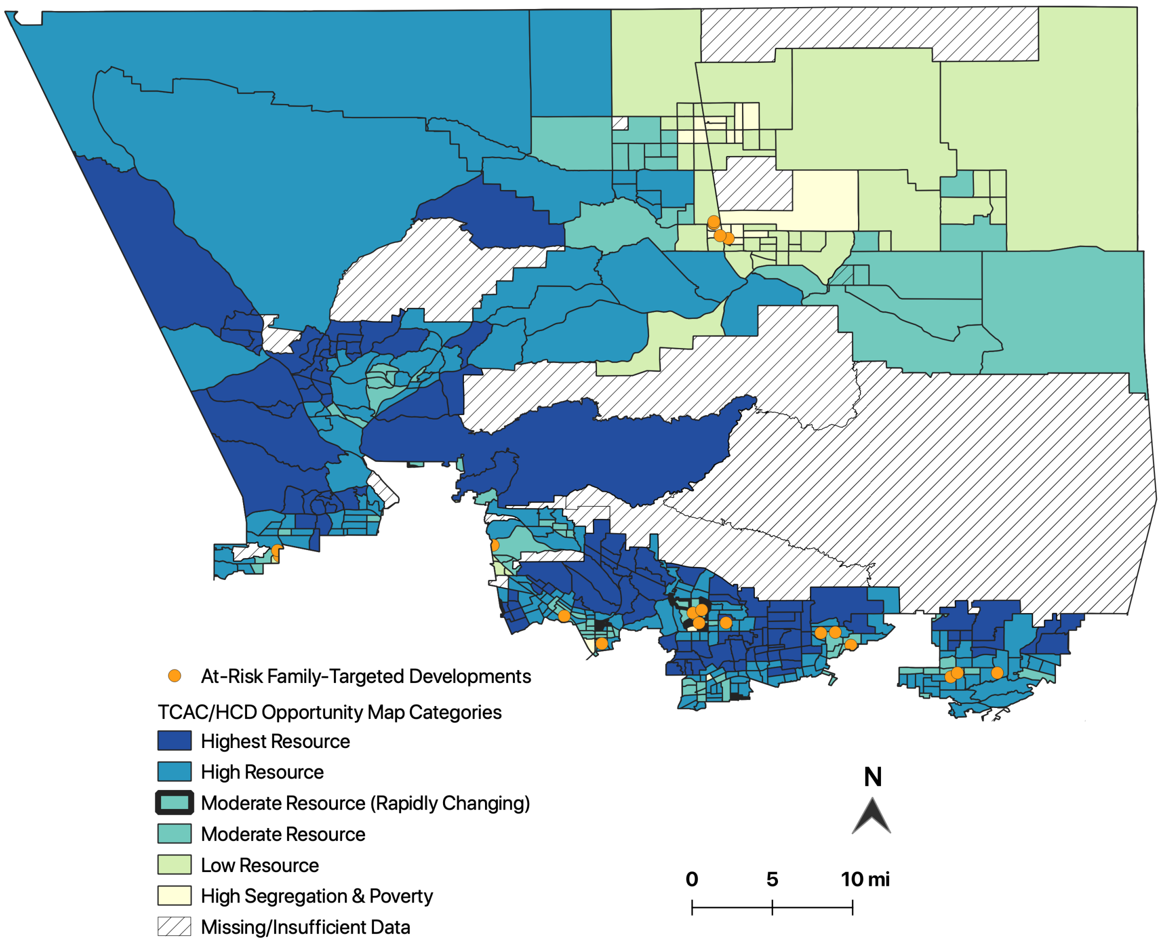


FIGURE J: SUPERVISORIAL DISTRICT 5 - AT-RISK FAMILY-TARGETED DEVELOPMENTS & NEIGHBORHOOD RESOURCES AND OPPORTUNITY



Large-Family, New Construction Developments Awarded LIHTCs (2008-2019) & Neighborhood Resources and Opportunity

FIGURE K: SUPERVISORIAL DISTRICT 1 - LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2019) & NEIGHBORHOOD RESOURCES AND OPPORTUNITY

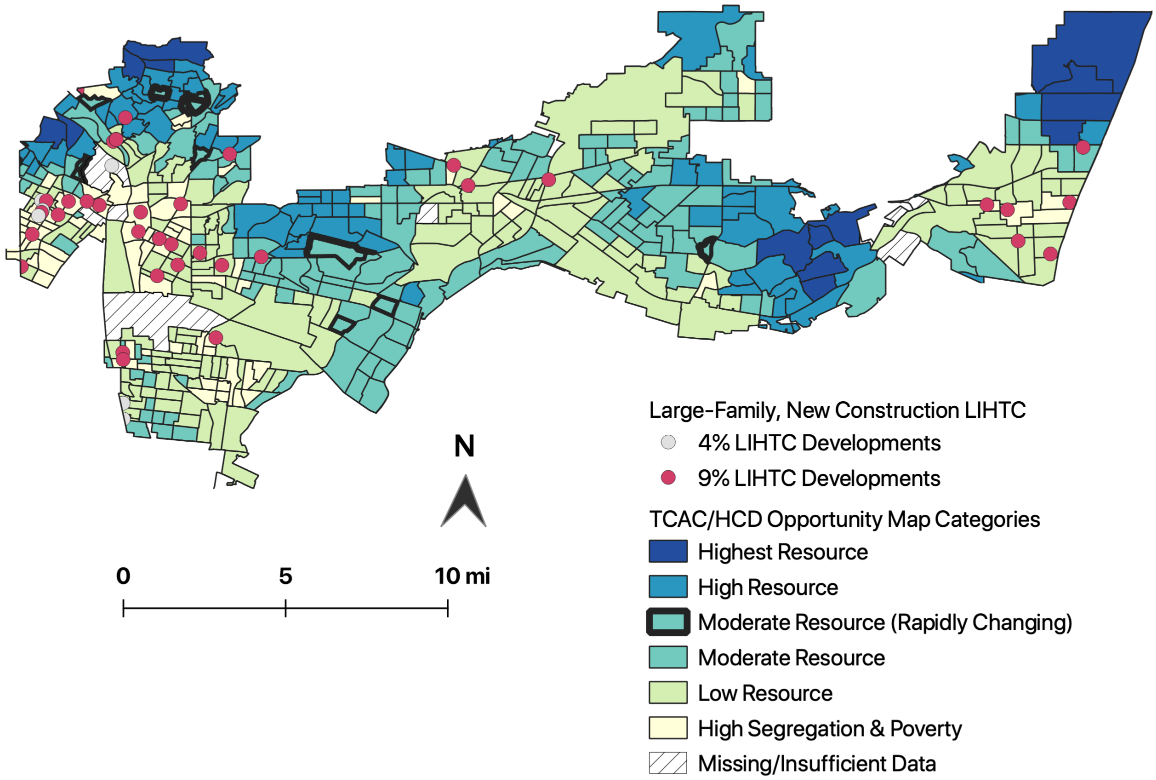


FIGURE L: SUPERVISORIAL DISTRICT 2 - LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2019) & NEIGHBORHOOD RESOURCES AND OPPORTUNITY

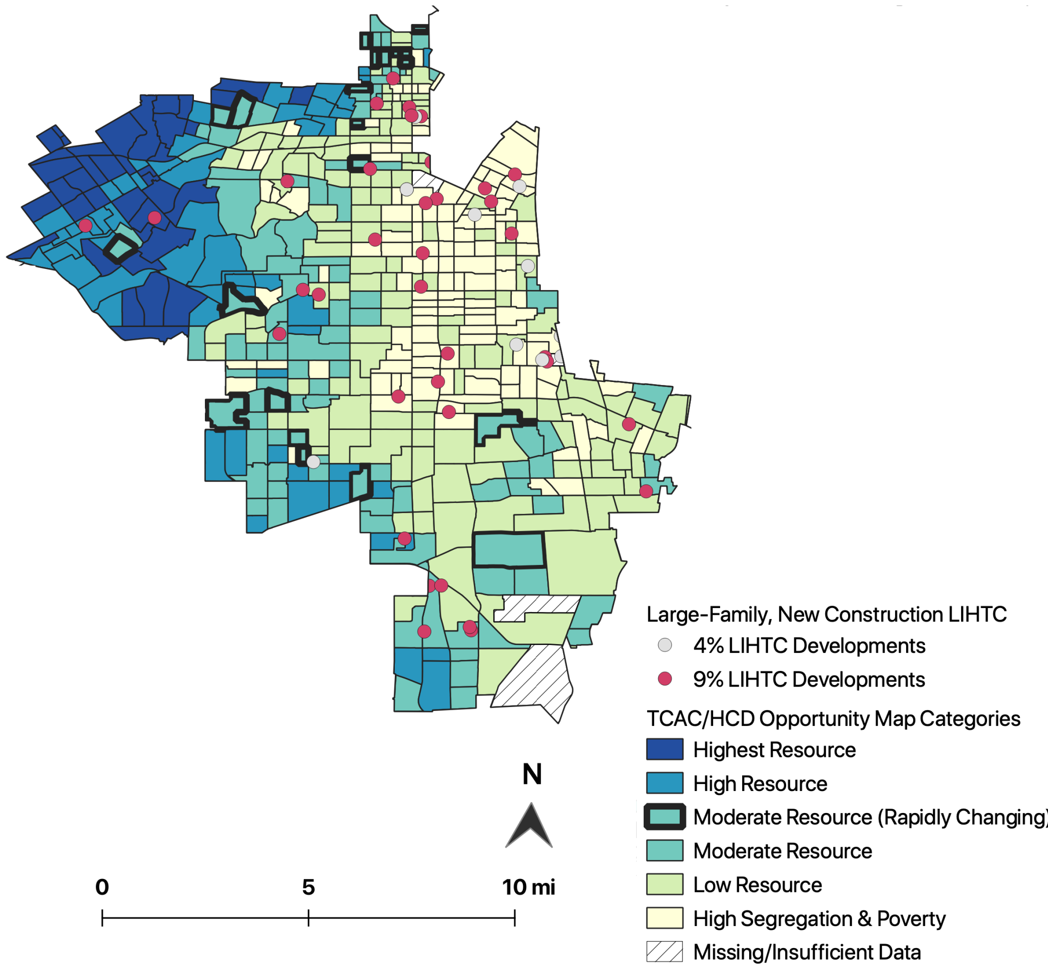


FIGURE M: SUPERVISORIAL DISTRICT 3 - LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2019) & NEIGHBORHOOD RESOURCES AND OPPORTUNITY

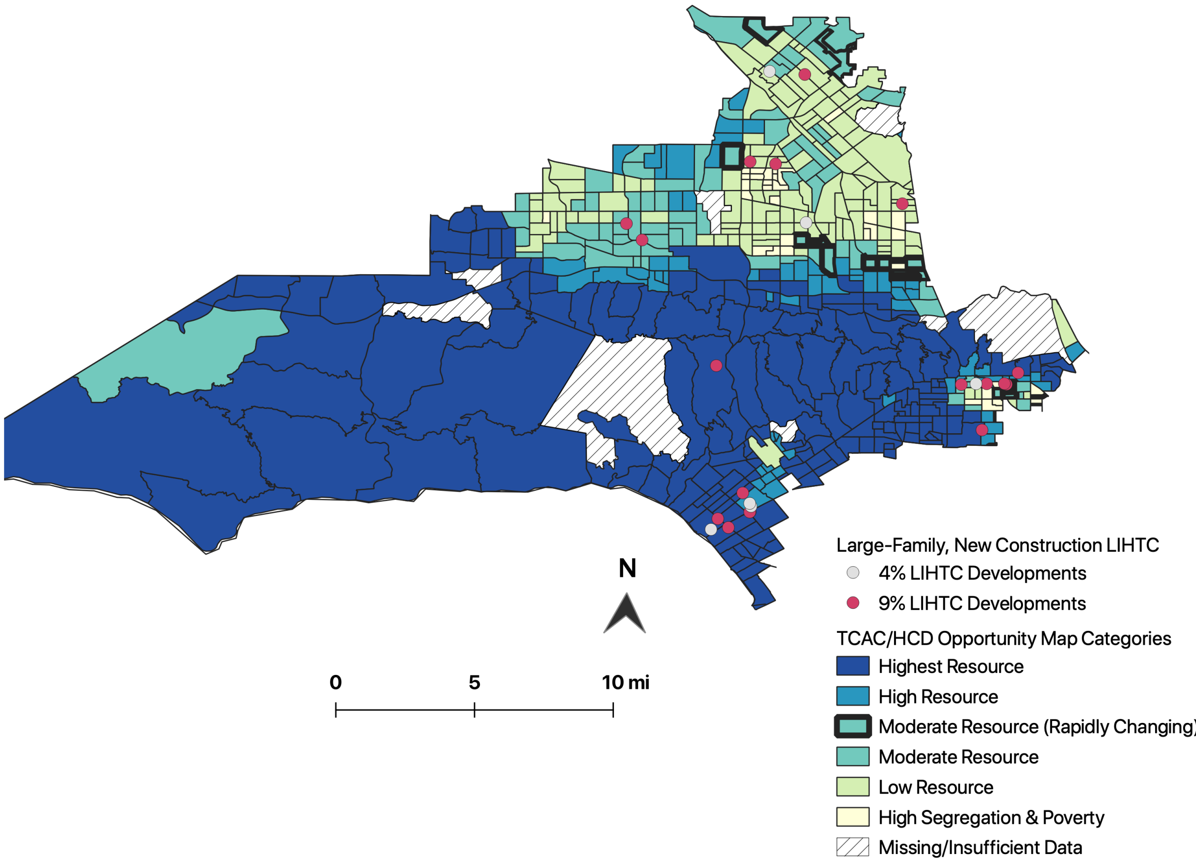


FIGURE N: SUPERVISORIAL DISTRICT 4 - LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2019) & NEIGHBORHOOD RESOURCES AND OPPORTUNITY

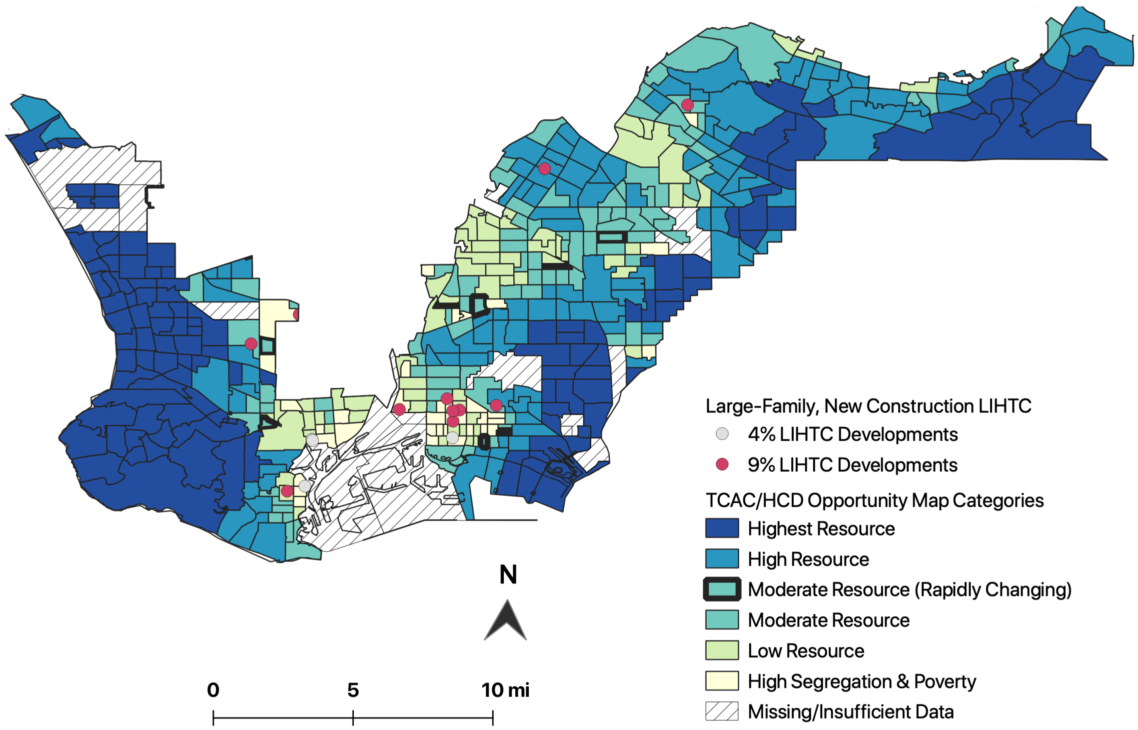
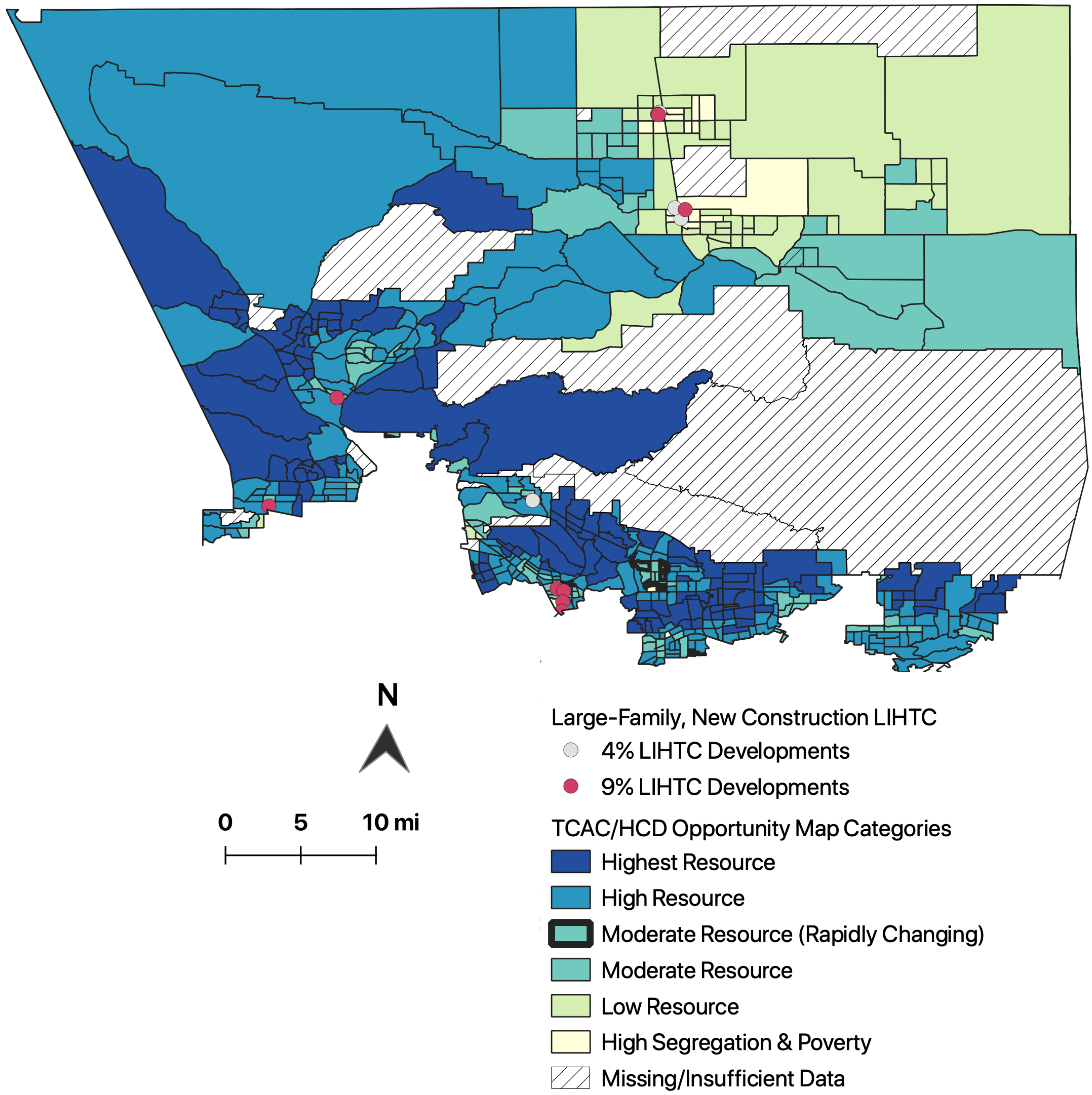


FIGURE O: SUPERVISORIAL DISTRICT 5 - LARGE-FAMILY, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2019) & NEIGHBORHOOD RESOURCES AND OPPORTUNITY



Development Cost Analysis

TABLE A: SUMMARY STATISTICS* FOR LOS ANGELES COUNTY LIHTC DEVELOPMENTS, BY DEVELOPMENT

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
All Developments	33	41	32	54	40	50	40	41	64	33	48	57
Credit Type												
4%	22	9	13	32	14	25	23	24	43	17	36	41
9%	11	32	19	21	26	25	17	17	21	16	12	15
City or County												
City of Los Angeles	19	28	19	34	29	23	24	20	41	20	33	38
Los Angeles County	14	13	13	20	11	27	16	21	23	13	15	19
Construction Type												
Acquisition/Rehab	14	11	6	11	16	27	20	20	33	11	18	25
New Construction	19	30	26	42	24	23	20	21	31	22	29	32
Housing Type												
At-Risk	2	3	2	2	0	4	3	1	7	1	0	2
Large Family	12	17	12	22	17	15	16	11	20	10	7	15
Non-Targeted	2	0	1	8	5	7	3	5	12	3	12	12
Seniors	12	12	10	14	8	15	10	12	10	4	5	8
Special Needs	5	9	7	7	10	9	8	12	15	15	23	20

Source: California Housing Partnership analysis of CTCAC projects database, 2008-2019.
**The numbers in the body of this table represent the number of developments that successfully applied for Low-Income Housing Tax Credits each year for each category (or row).*

TABLE B: SUMMARY STATISTICS* FOR LOS ANGELES COUNTY LIHTC DEVELOPMENTS, BY BEDROOM

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
All Developments	4,927	4,247	3,335	6,019	4,719	6,813	4,348	6,209	8,964	3,864	5,057	7,432
Credit Type												
4%	3,327	1,368	1,644	3,937	1,982	4,498	2,804	4,637	7,152	2,627	3,721	5,561
9%	1,600	2,879	1,691	2,082	2,737	2,315	1,544	1,572	1,812	1,237	1,336	1,779
City or County												
City of Los Angeles	3,366	3,239	1,768	4,007	3,164	3,174	2,625	1,945	6,309	2,158	3,002	4,623
Los Angeles County	1,561	1,008	1,567	2,012	1,555	3,639	1,723	4,264	2,655	1,706	2,005	2,809
Construction Type												
Acquisition/Rehab	2,078	1,273	617	1,359	2,560	4,449	2,268	3,802	5,518	1,829	2,181	4,670
New Construction	2,849	2,974	2,718	4,660	2,159	2,364	2,080	2,407	3,446	2,035	2,784	2,762
Housing Type												
At-Risk	110	244	185	218	0	629	375	100	647	20	0	221
Large Family	2,192	1,831	1,666	3,175	2,730	3,411	2,125	2,288	3,353	2,036	1,013	2,667
Non-Targeted	195	0	132	820	388	781	333	1,100	3,027	492	1,665	2,315
Seniors	2,154	1,413	983	1,199	857	1,466	1,071	1,875	810	286	623	806
Special Needs	276	759	369	607	744	526	444	846	1,127	1,030	1,756	1,423

Source: California Housing Partnership analysis of CTCAC projects database, 2008-2019.
**The numbers in the body of this table represent the number of bedrooms in developments that successfully applied for Low-Income Housing Tax Credits each year for each category (or row).*

TABLE C: LOS ANGELES COUNTY MEDIAN TDC PER-UNIT AND PER-BEDROOM, 2008-2019 (IN 2019 DOLLARS), NEW CONSTRUCTION ONLY

Year	Median TDC/Unit	% Change*	Median TDC/Bedroom	% Change*
2008	445,161	-7%	244,232	-13%
2009	457,573	+3%	262,259	+7%
2010	423,719	-7%	272,718	+4%
2011	406,546	-4%	263,099	-4%
2012	417,052	+3%	268,575	+2%
2013	412,344	-1%	275,305	+3%
2014	426,328	+3%	265,751	-3%
2015	400,167	-6%	252,995	-5%
2016	429,744	+7%	290,233	+15%
2017	518,601	+21%	381,600	+31%
2018	507,002	-2%	388,165	+2%
2019	593,069	+17%	434,823	+12%

Source: California Housing Partnership analysis of CTCAC projects database, 2008-2019.
**Percent change is the change in median TDC between consecutive years. For example, the 2009 percent change figure represents the change in TDC between 2008 and 2009.*

TABLE D: LOS ANGELES COUNTY MEDIAN TDC PER-UNIT AND PER-BEDROOM, 2008-2019 (IN 2019 DOLLARS), ACQUISITION-REHAB ONLY

Year	Median TDC/Unit	% Change*	Median TDC/Bedroom	% Change*
2008	217,580	-1%	193,093	0%
2009	307,087	+41%	286,215	+48%
2010	241,787	-21%	170,400	-40%
2011	304,962	+26%	136,707	-20%
2012	238,744	-22%	141,577	+4%
2013	233,966	-2%	164,372	+16%
2014	256,589	+10%	151,566	-8%
2015	236,000	-8%	198,360	+31%
2016	316,822	+34%	183,750	-7%
2017	448,162	+41%	229,233	+25%
2018	347,884	-22%	280,467	+22%
2019	460,295	+32%	287,802	+3%

Source: California Housing Partnership analysis of CTCAC projects database, 2008-2019.
**Percent change is the change in median TDC between consecutive years. For example, the 2009 percent change figure represents the change in TDC between 2008 and 2009.*