

LOS ANGELES COUNTY 2020 AFFORDABLE HOUSING DASHBOARD: A Countywide Snapshot

Affordable Housing Shortfall

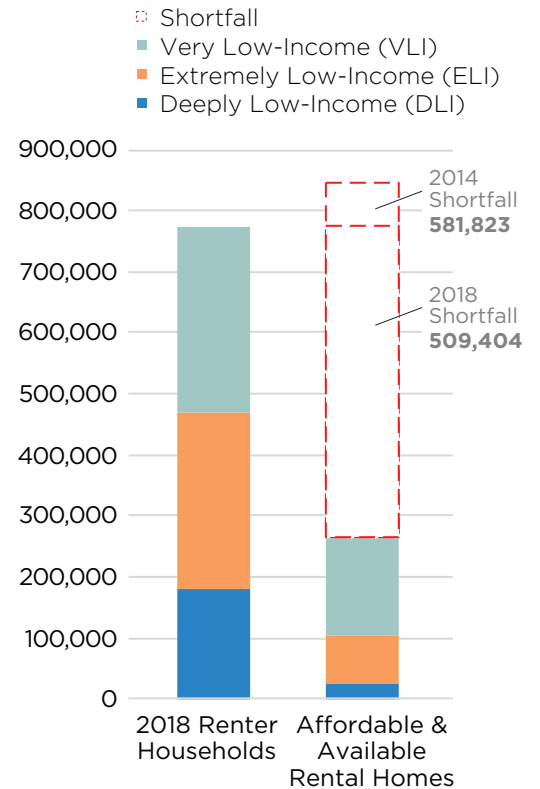
Los Angeles County has a shortfall of 509,404 homes affordable to the lowest-income renters. The shortfall for a given income group is based on whether households at this income or below are living in a home that is affordable to their income group. The shortfall of affordable homes in Los Angeles County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

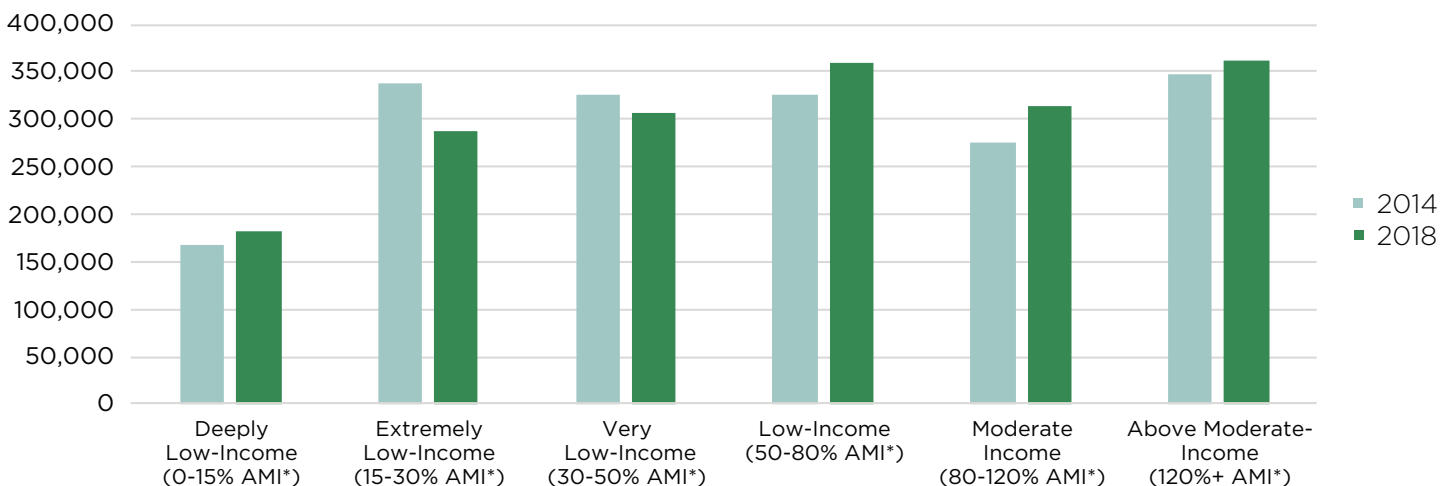
Source: California Housing Partnership analysis of 2014-2018 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

*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

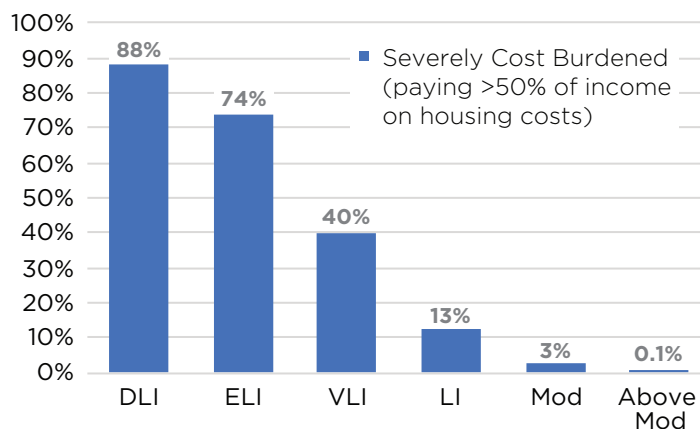
Renter Group by Area Median Income (AMI)	Number of Renter Households 2018		% Change from 2014*
Deeply Low-Income (DLI) 0-15% AMI	181,311	↗	8%
Extremely Low-Income (ELI) 15-30% AMI	287,222	↘	-15%
Very Low-Income (VLI) 31-50% AMI	306,045	↘	-6%
Low-Income (LI) 50-80% AMI	359,706	↗	11%
Moderate-Income (Mod) 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.

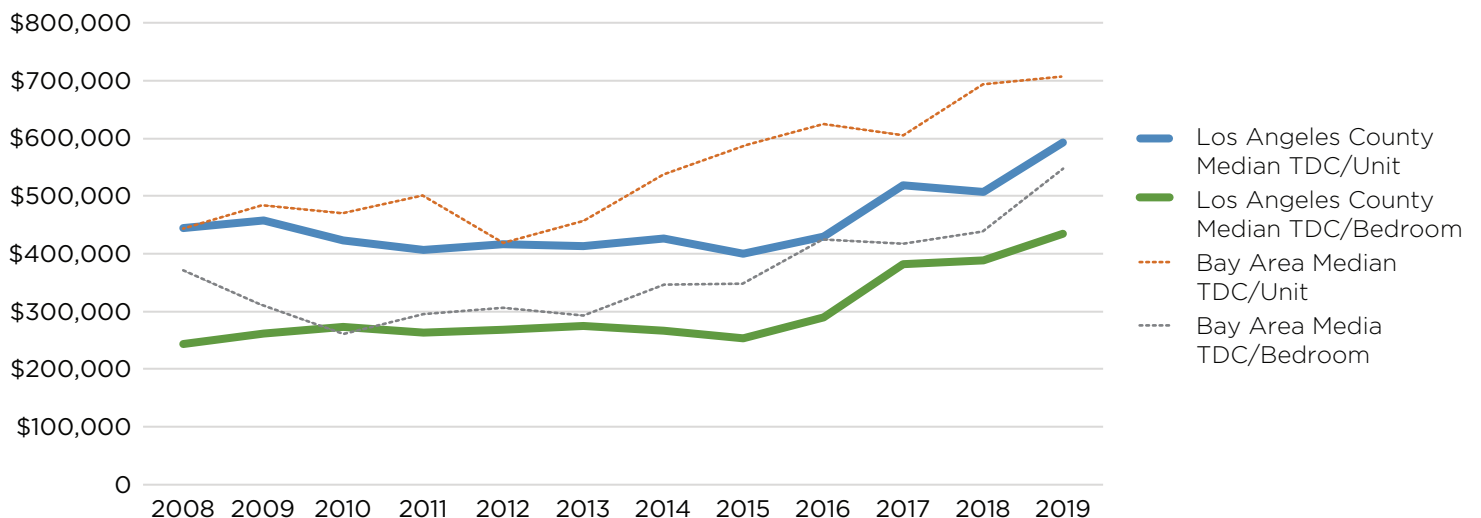
*This is a subset of the total number of affordable homes.

**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.

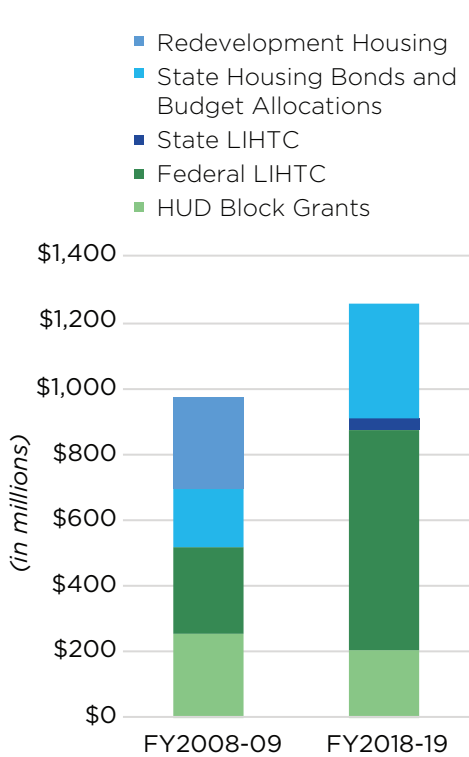


Source: California Housing Partnership analysis of TCAC projects database, 2008-2019.

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.



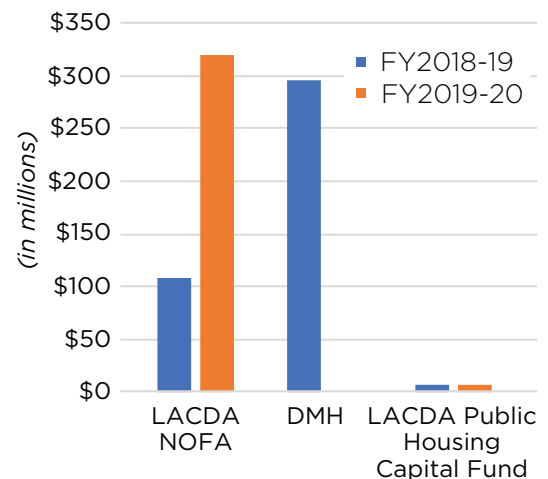
Funding Sources	FY2008-09	FY2018-19	% Change
Redevelopment Housing	\$274,787,841	\$0	-100%
State Housing Bonds & Budget Allocations	\$177,835,573	\$347,198,543	95%
State LIHTC	\$0	\$36,696,028	N/A
STATE TOTAL	\$452,623,414	\$383,894,571	-15%
Federal LIHTC	\$268,645,760	\$667,922,072	149%
HUD Block Grants	\$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.