

2020 LOS ANGELES COUNTY Older Adults: Housing Needs Report

KEY FINDINGS

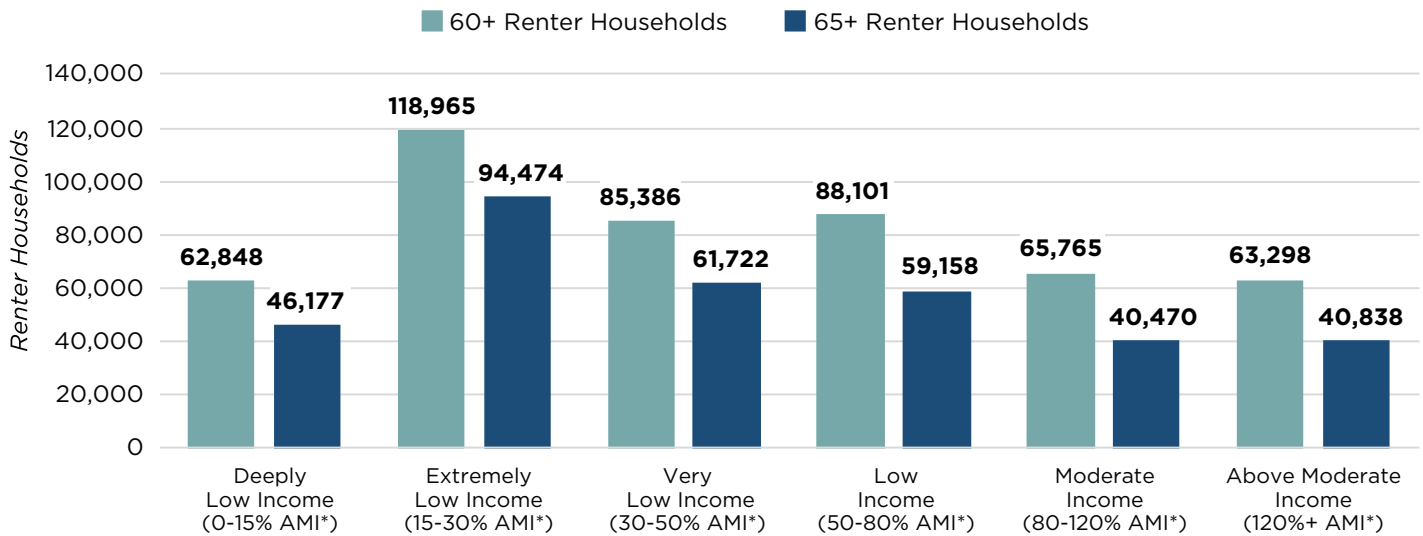
1. Lower-income older adult renters are more likely than higher-income older adult renters to experience severe cost burden, spending more than half of their income on housing costs. More than three-quarters of deeply low-income ($\leq 15\%$ AMI*), and 60% or more of extremely low-income (15-30% AMI) older adult renter households are severely cost burdened. Three percent or less of 60+ and 65+ renter households earning 80% AMI or more experience severe cost burden.
2. Currently, Los Angeles County has over 43,000 subsidized affordable homes for older adults. More than 4,800 of these affordable homes are at risk of converting to market rate over the next ten years.
3. Households with younger older adults (60+ years of age) tend to have lower incomes, are more cost burdened and struggle more to access affordable housing. This may be because they are less likely to have access to social security income.
4. Funding for affordable housing for older adults has shifted over time from direct federal subsidy programs, such as the HUD Section 202 and Section 811 production programs, to indirect funding through the federal and state Low-Income Housing Tax Credit program.
5. Federal and state financing for the creation and preservation of affordable homes for older adults has fluctuated over the last 50 years. Between 1985 and 1994, the number of homes created took a precipitous drop due to the Reagan administration's elimination of most direct federal programs for the production of affordable housing. After a slight rebound in the early 2000s, the creation and preservation of older adult affordable housing dropped again largely due to substantial declines in federal financing and other available resources that are used to address housing needs for multiple populations, including older adults.

*Area median income.

Throughout this report, “60+ Renter Households” refers to renter households with at least one individual 60 years of age or older. “65+ Renter Households” refers to renter households with at least one individual 65 years of age or older.

Older Adult Renter Households by Income

Los Angeles County has 484,363 renter households with at least one individual 60 years of age or older. Among these, 342,839 renter households have at least one individual 65 years of age or older.

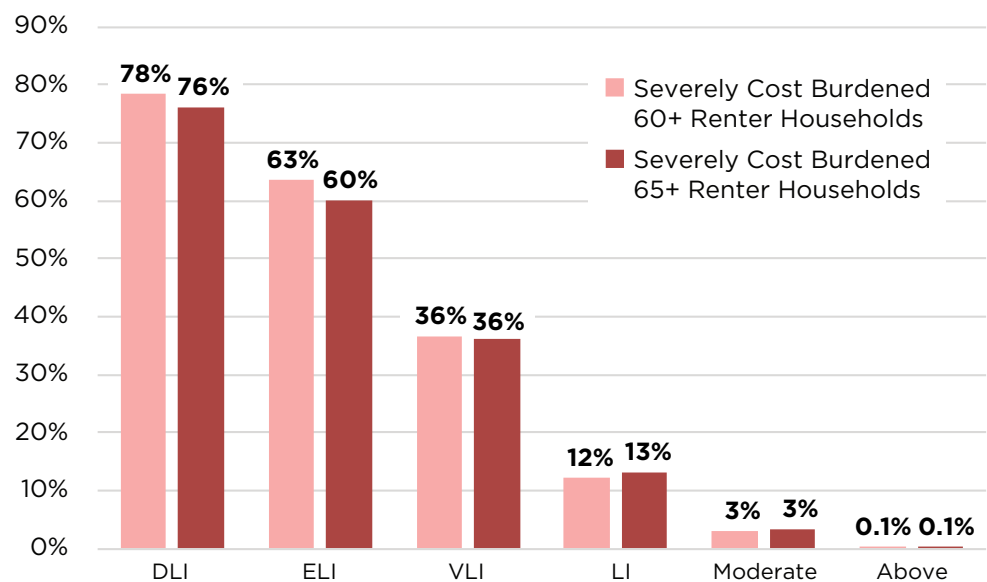


Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels and DLI income group subset. Methodology is adapted from NLIHC gap methodology.
*Area Median Income (AMI).

Severe Cost Burden Analysis of Older Adult Renters

In Los Angeles County, lower-income renters are more likely than higher-income renters to spend more than half of their income on housing. Severe cost burden is defined as spending more than 50% of household income on housing costs. Three out of every four older adult renter households who earn less than 15% of area median income (AMI) are severely cost burdened, while 3% or less of moderate or higher income older adult renter households experience this level of cost burden.

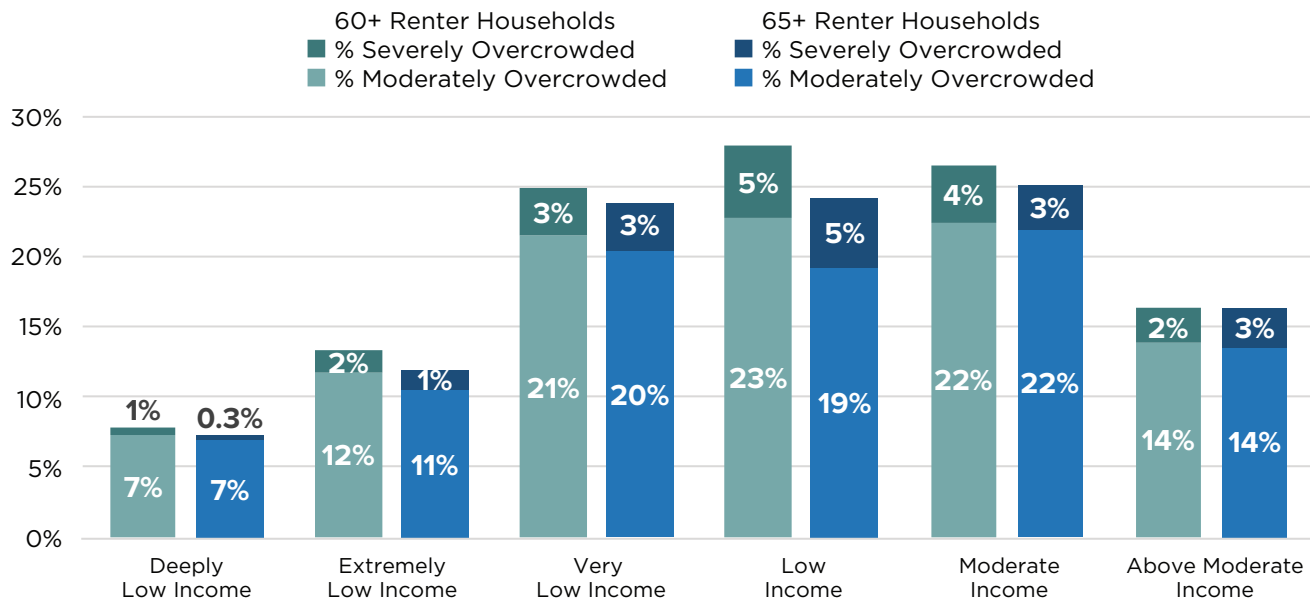
Renter Group	60+ Renter HHs*	65+ Renter HHs*
DLI	49,300	35,055
ELI	75,471	56,693
VLI	31,081	21,962
LI	10,701	7,784
Mod	1,951	1,304
Above Mod	55	55
TOTAL	168,559	122,853



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

Overcrowding Analysis of Older Adult Renters

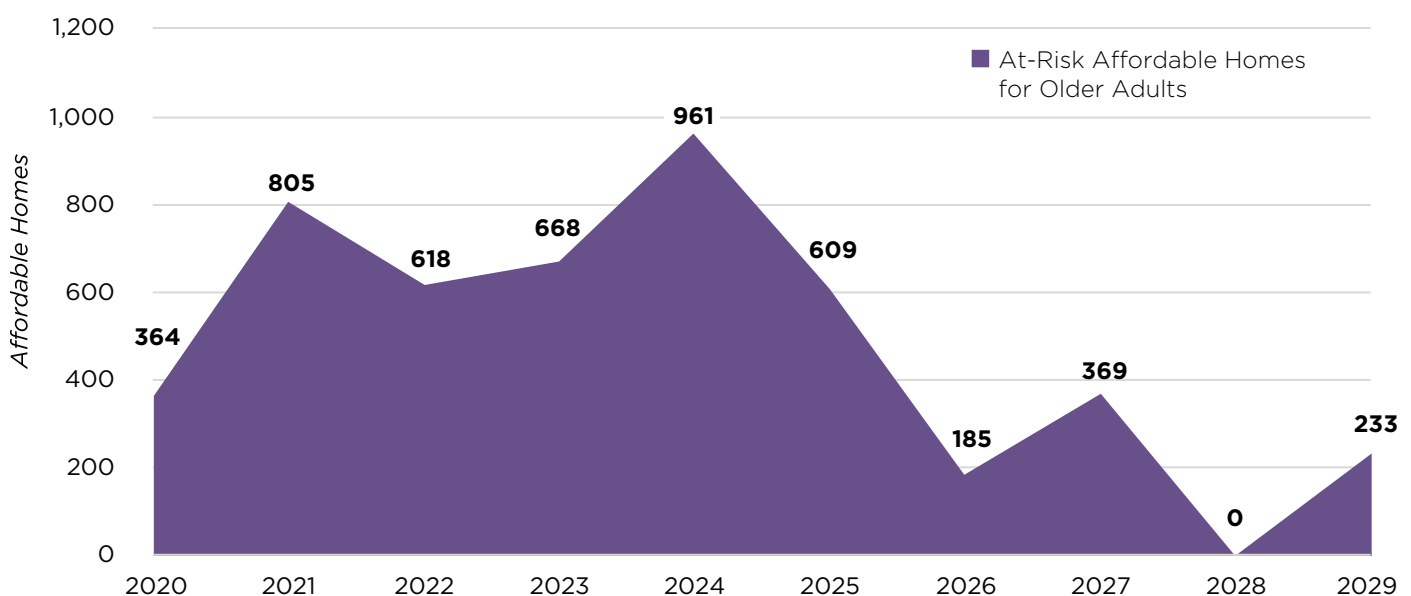
Share of Older Adult Renter Households in Los Angeles County Living in Overcrowded Conditions by Income Group*



Source: California Housing Partnership analysis of 2018 1-year ACS PUMS data with HUD income levels and DLI income group subset. Methodology is adapted from NLIHC gap methodology. 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 www.census.gov/housing/hvs/definitions.pdf. *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.

Inventory of At-Risk Affordable Housing for Older Adults

In Los Angeles County over the next ten years, 4,812 federally- and state-subsidized affordable rental homes for older adults are at risk of converting to market rate.

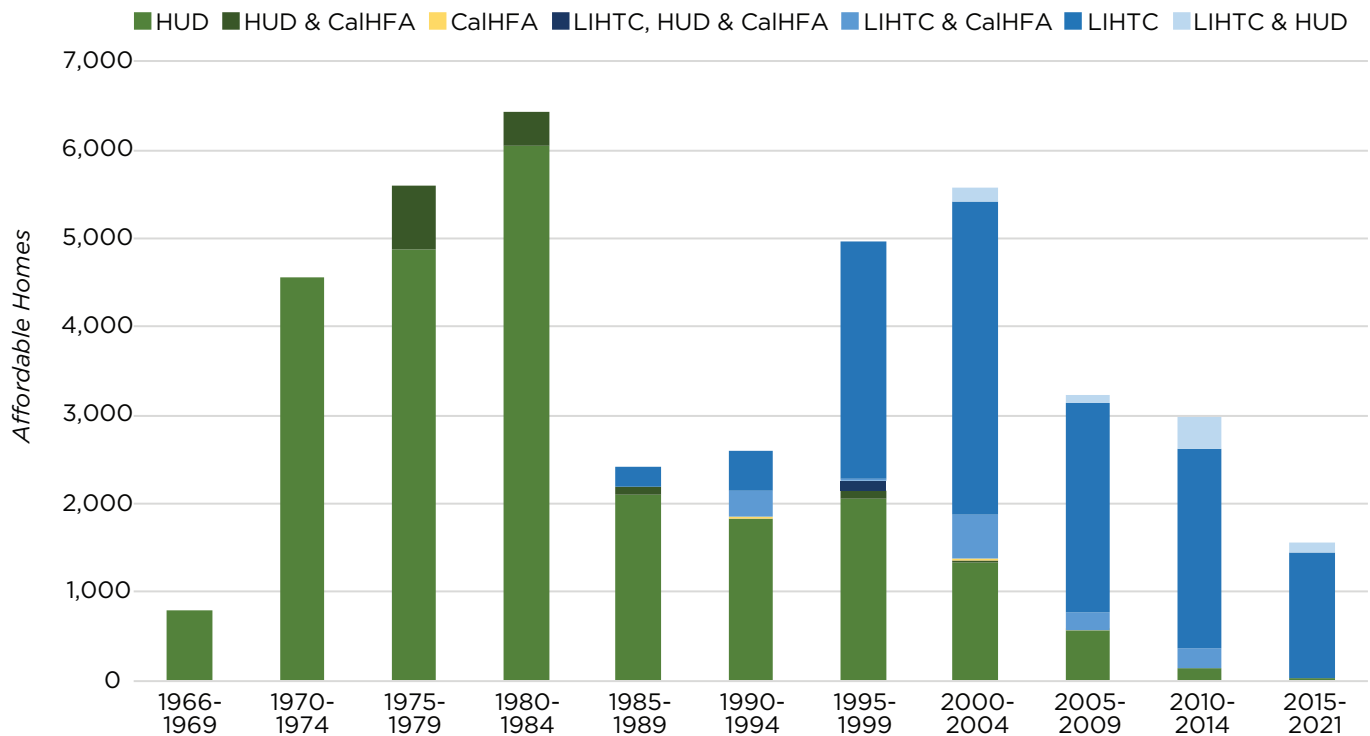


Source: California Housing Partnership Preservation Database, October 2020. This inventory includes developments financed by HUD, Low-Income Housing Tax Credits, and CalHFA.

Affordable Housing Production for Older Adults in L.A. County

Financing Sources of Federal and State Subsidized Affordable Homes for Older Adults in Los Angeles County Produced or Preserved in the Past Half-Century

Summary Totals	1966-1969	1970-1974	1975-1979	1980-1984	1985-1989	1990-1994	1995-1999	2000-2004	2005-2009	2010-2014	2015-2021
Developments	6	39	55	64	31	31	62	69	48	45	24
Affordable Homes	784	4,556	5,600	6,423	2,419	2,605	4,959	5,567	3,230	2,984	1,563



Source: California Housing Partnership Preservation Database, October 2020. This inventory includes developments financed by the U.S. Department of Housing and Urban Development (HUD), Low-Income Housing Tax Credits (LIHTC), and the California Housing Finance Agency (CalHFA).

Total Inventory of Subsidized Affordable Homes for Older Adults in L.A. County

Subsidy and/or Assistance Type	Developments	Affordable Homes
OVERALL TOTAL	500*	43,742*
HUD	294	26,802
LIHTC	277	24,605
CalHFA	47	3,259
LACDA	51	4,065
Public Housing	41	3,673

Source: California Housing Partnership Preservation Database, October 2020 and Addressing Homelessness Among Older Adults Report, August 2020.

*Program subtotals do not sum to inventory's overall total since some affordable homes are funded by multiple financing sources.

Los Angeles County has over 43,000 affordable homes for older adults administered and subsidized by federal, state, and county programs and financing mechanisms. A large share of these homes were created or preserved through HUD Section 202 and 811 loans and Low-Income Housing Tax Credits. Public housing authorities, the Los Angeles Community Development Agency (LACDA), and CalHFA also invest in affordable housing for older adults.

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