

# LOS ANGELES COUNTY 2021 AFFORDABLE HOUSING DASHBOARD: A Countywide Snapshot

## Affordable Housing Shortfall

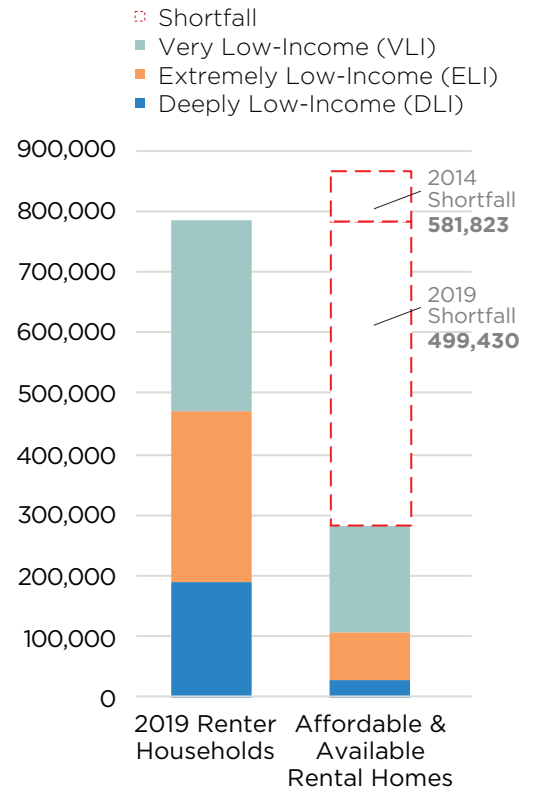
Los Angeles County has a shortfall of 499,430 homes affordable to the lowest-income renters. The shortfall for a given income group is based on whether households at this income or below are living in a home that is affordable to their income group. The shortfall of affordable homes in Los Angeles County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

### Housing Affordability Gap Analysis for Lowest Income Households

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

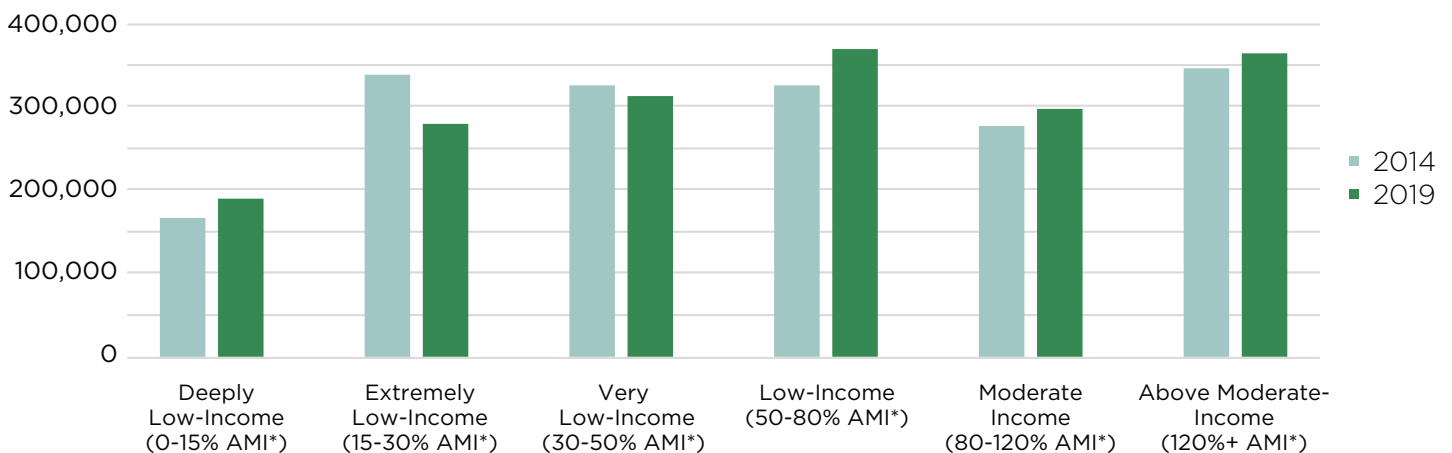
**Source:** California Housing Partnership analysis of 2014 and 2019 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

\*The surplus or deficit includes homes occupied by households at or below the income threshold of the income group.



## Los Angeles County Renter Households

### Change in Los Angeles County Renter Households 2014-2019



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

\*Area Median Income (AMI)

## Los Angeles County Renter Households

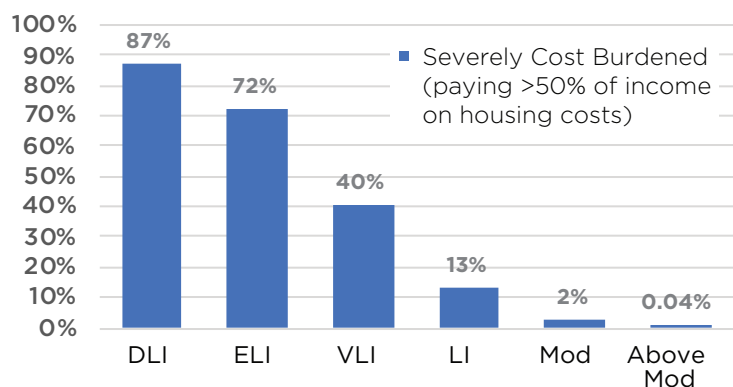
Renter Group by Area Median Income (AMI)	Number of Renter Households 2019		% Change from 2014*
Deeply Low-Income (DLI) 0-15% AMI	189,837	↗	13%
Extremely Low-Income (ELI) 15-30% AMI	279,396	↘	-18%
Very Low-Income (VLI) 30-50% AMI	313,964	↘	-4%
Low-Income (LI) 50-80% AMI	368,727	↗	13%
Moderate-Income (Mod)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

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

\*Reflective of changes within the income group.

## Los Angeles County Severe Cost Burden

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



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

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

\*Reflective of changes within the income group.

# Affordable Housing Inventory

## Rental Housing and At-Risk Properties in Los Angeles County

Below is a summary of the federal, state, and county-administered affordable housing in Los Angeles County. Also included are the number of affordable homes at risk of being converted to market rate due to expiring 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	1,933	7,540	34,241
SD 2	2,070	9,136	33,687
SD 3	2,803	3,624	23,602
SD 4	632	3,898	15,086
SD 5	1,082	3,275	14,074
<b>TOTAL (County)</b>	<b>8,520</b>	<b>27,473</b>	<b>120,690</b>

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

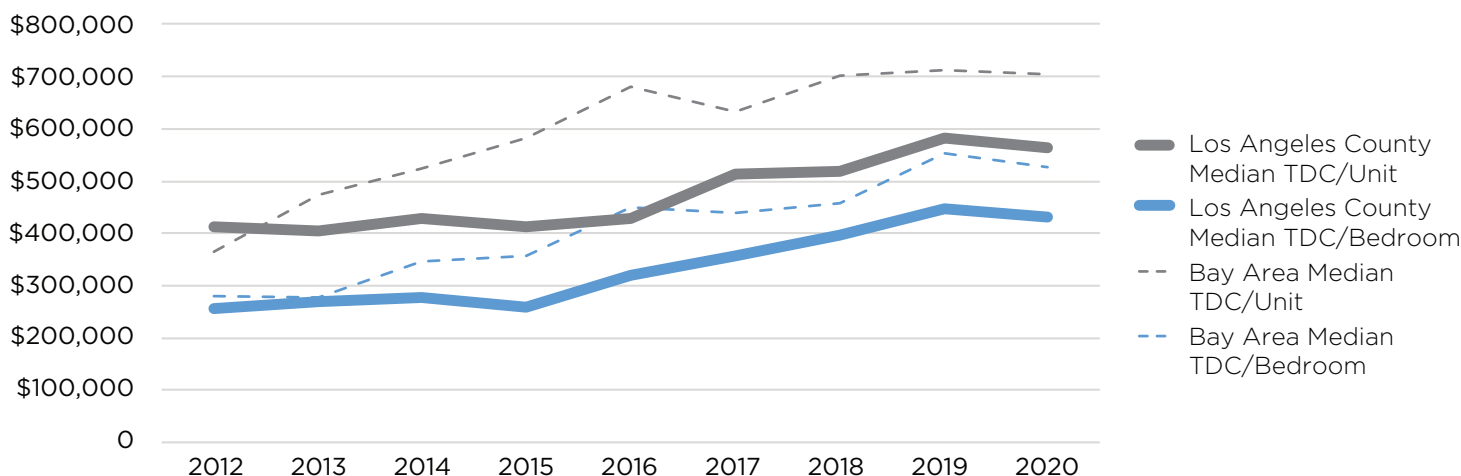
\*This is a subset of the total number of affordable homes.

\*\*This is a subset of the total number of affordable homes and includes homes affordable up to moderate-income households (<120% AMI).

## Cost of Developing New Affordable Housing

### Development Cost in Los Angeles County

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

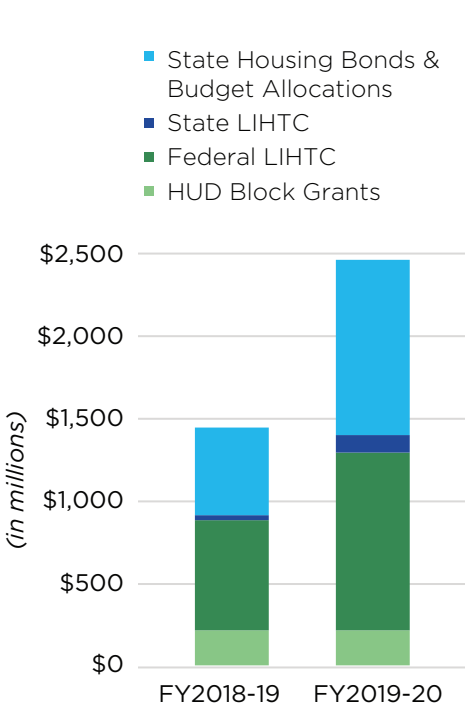


Source: California Housing Partnership analysis of LIHTC applications and staff meeting notes from TCAC, 2012-2020. In this analysis, the Bay Area is defined as the five most urbanized Bay Area counties—Alameda, Contra Costa, San Francisco, Santa Clara, and San Mateo.

# Investments in Affordable Housing

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

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



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

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

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

## County Capital Investments in Affordable Housing

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

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

**Note:** Table only includes affordable homes that received capital funding. Homes may have received funding from multiple departments and may not yet be placed in service.

\*Represents fiscal year 2020 capital fund program budget.  
 \*\*Change from fiscal year 2019 capital fund program budget.  
 \*\*\*Funding used to rehabilitate public housing developments.

