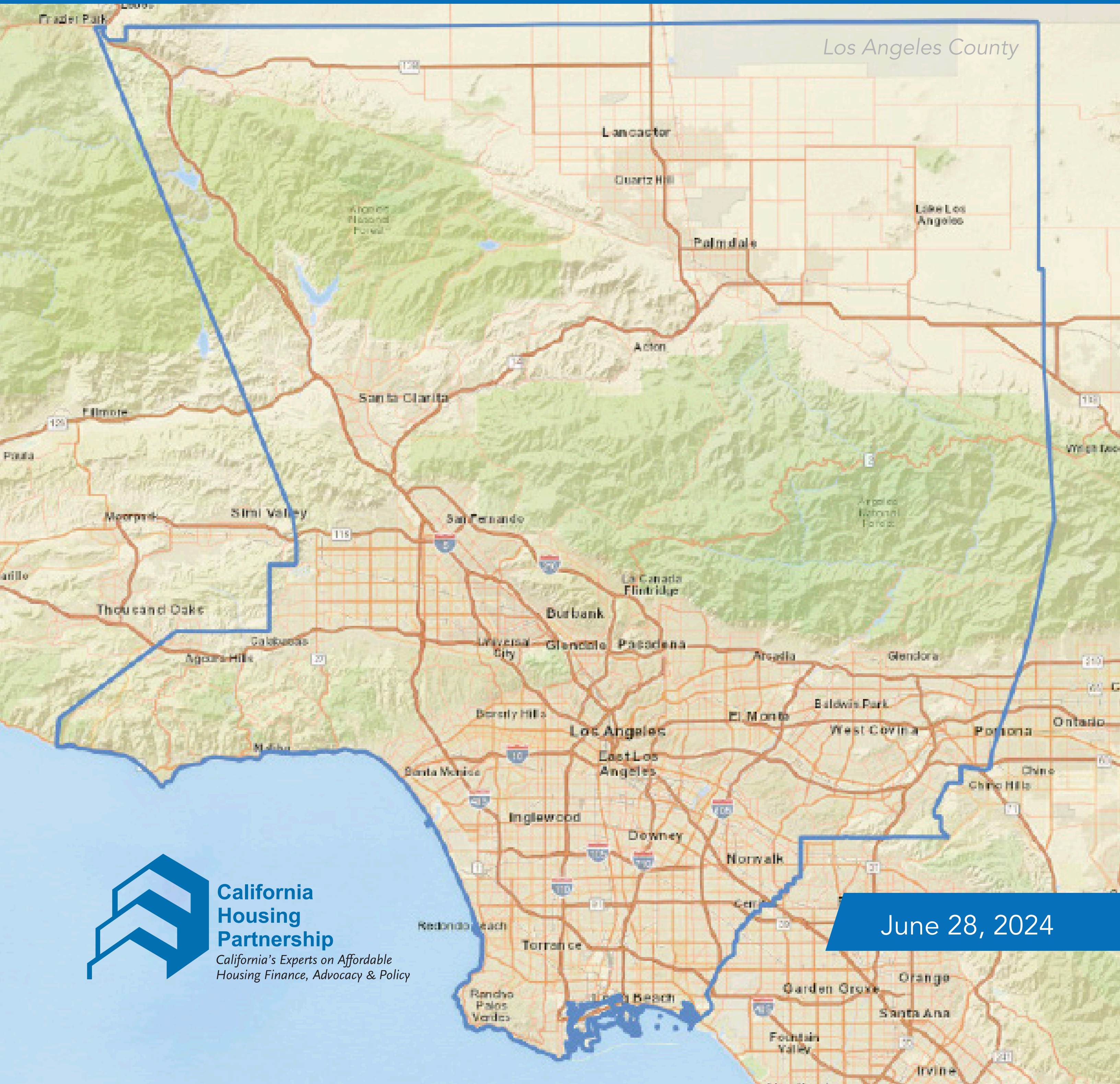
2024 LOS ANGELES COUNTY

Annual Affordable Housing Outcomes Report



California Housing Partnership

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

June 28, 2024

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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 ("Partnership") completed the 2017 through 2023 iterations of this Report working closely with the Committee and the leaders of designated departments.

As with the prior reports, completing each section of the 2024 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 from April through June 2024. 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 useful as possible to the County in furthering its efforts to confront the local housing affordability and homelessness crisis.

Report Structure

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

- Section 1. Affordable Housing Need
- Section 2. Affordable Rental Housing Inventory and Risk Assessment
- Section 3. County-Administered Affordable Rental Housing Resources
- Section 4. Neighborhood Context for Creating and Preserving Affordable Homes
- Section 5. Affordable Housing Development Cost Analysis
- Section 6. Recommendations

Key Findings (Sections 1-5)

By the end of 2023, Los Angeles County and partner local jurisdictions helped developers and service providers leverage state and federal resources to create more than 146,000 affordable homes, a two (2) percent increase from the 2022 inventory of affordable homes. They did this by investing locally-controlled funding into affordable housing production, preservation, and rental and operating subsidies, as well as promoting the adoption and use of pro-housing policies such as density bonuses.

The good news is that the County's investments (including more than $860,000,000 in Notice of Funding Opportunity (NOFA) awards since 2014 and policies over the past six years have led to a gradually expanding inventory of affordable homes and rental assistance programs in Los Angeles County that contributed to the shortfall's gradual decline and helped to stem the tide of homelessness. As described in Section 1 of the Report, Los Angeles County's shortfall of affordable homes among renter households at or below 50 percent of area median income (AMI) declined from 581,823 in 2014 to 494,446 in 2022. The unsurprising reality is that even these expanded resources are not yet sufficient to meet the growing need for affordable homes and related service and the 2023 Point-In-Time (PIT) Count revealed more than 75,000 individuals experiencing homelessness in the county.

In addition, severe housing cost burden—households paying more than 50 percent of household income on rent and utilities—continues to be the unfortunate norm among the county's lowest-income households. As documented in Section 1, 89 percent of deeply low-income (DLI) households, 69 percent of extremely low-income (ELI) households, and 44 percent of very low-income (VLI) households were severely cost burdened in 2022.[1] Since 2014, the rate of severe cost burden has declined for DLI, ELI, and Low-Income households and has increased for VLI, Moderate, and Above Moderate households. People of color are more likely to experience housing cost burdens than their white counterparts, with Black renter households experiencing the highest rate of cost burden at 60 percent.[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 Partnership's latest assessment. The Report notes that rising rents and expiring restrictions have put Los Angeles County at risk of losing more than 8,100 existing affordable homes unless the County and other stakeholders take action to preserve them.

As noted in Section 4, 83 percent of these at-risk affordable homes in the county are located in transit-accessible neighborhoods, and 55 percent of these homes are located in high Displacement Vulnerability areas in the TRACT Tool. 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, 17 percent of the more than 3,100 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."[3] 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.

In Section 5, a development cost analysis of affordable rental housing awarded tax credits in Los Angeles County between 2012 and 2023. The analysis finds that in Los Angeles County, inflation-adjusted new development costs remained relatively flat between 2012 and 2015, increased steadily between 2015 and 2019, and then dropped from 2019 to 2022. However, between 2022 and 2023, costs again increased.

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[1] DLI is 0-15% of AMI, ELI is 15-30% of AMI, and VLI is 30-50% of AMI.
[2] Cost burden is paying more than 30 percent of households income on rent and utilities.
[3] For more information, see the TCAC/HCD Opportunity Map page on the TCAC website: https://www.treasurer.ca.gov/ctcac/opportunity.asp.

Specifically, from 2022 to 2023 the cost to develop a new affordable home increased from $600,000 to $727,000 per unit (21 percent) and the costs per bedroom increased from $487,000 to $557,000 (14 percent). Construction costs—labor and materials—comprise more than half of typical development costs for newly constructed affordable homes. Acquisition costs comprise 42 to 58 percent of development costs for the redevelopment of existing affordable homes.

Recommendations (Section 6)

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.

These recommendations also reflect the Office of the CEO's direction to develop the 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. Recommendations in Section 6 are summarized as follows:

Preservation

1. Preserve the financial viability of new and existing affordable housing developments by collaborating with owners and operators to mitigate the impacts of ballooning property and liability insurance premiums.
2. Prioritize the recapitalization of older distressed County-funded properties in upcoming state bond and Housing Credit allocation rounds now that bonds are more available.
3. Assess the impact COVID-era rent arrears had on County affordable housing providers.
4. Eliminate future conversion risk for affordable housing developments through requiring/increasing public land ownership.
5. Ensure the long-term viability of permanent supportive housing properties to which the County has provided financial assistance by undertaking a comprehensive review of the financial performance and physical condition of these properties.

Increase Funding for Affordable Housing

6. Improve and promote access to new local, state and federal decarbonization resources for existing and new affordable housing enhanced by the Inflation Reduction Act.
7. Position Los Angeles County to receive maximum new resources from Proposition 1, the Behavioral Health Services Program and Bond Measure passed by California voters in March 2024.
8. Establish regular and predictable criteria and timing for County funding programs.
9. Increase the availability of long-term, project-based rental subsidies for permanent supportive housing and facilitate expanded use of tenant-based Section 8 Housing Choice Vouchers as a stable, bankable rental subsidy in permanent supportive housing developments using traditional and non-traditional affordable housing financing structures.

stable, bankable rental subsidy in permanent supportive housing developments using traditional and non-traditional affordable housing financing structures.

Support Innovative and Cost-Saving Strategies

10. Advocate for LACAHSA to prioritize approaches which will have the highest impact for affordable housing production and preservation across the County.
11. Support technical assistance and collaboration for the development of multifamily affordable housing on sites owned by faith-based institutions.

Advance Racial Equity in Housing Programs

12. Establish a countywide waitlist for non-supportive housing to increase housing choices.

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 $30 billion in private and public financing to preserve and create more than 85,000 affordable homes for low-income households. For more information, visit chpc.net/about-us. Contributors to this Report were Senior Research Manager Danielle M. Mazzella, Research Associate Ray McPherson, Senior Research/Policy Associate Matt Alvarez-Nissen, Research and Policy Analyst Yasmin Givens, Associate Research Director Dan Rinzler, Research Director Anthony Vega, Managing Director, Financial Consulting Paul Beesemyer, and President & CEO Matt Schwartz.

LOS ANGELES COUNTY 2024 AFFORDABLE HOUSING DASHBOARD: A Countywide Snapshot

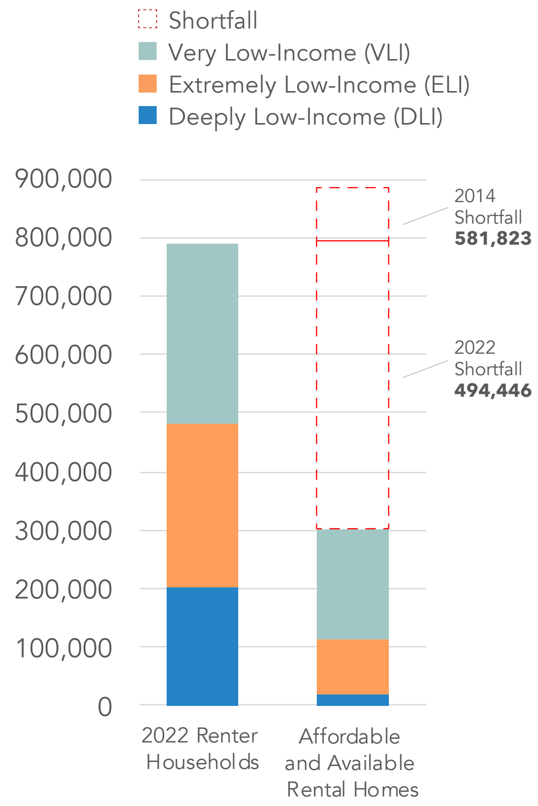
Affordable Housing Shortfall

Los Angeles County has a shortfall of 494,446 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 decreased by 87,000 homes between 2014 and 2022.

Housing Affordability Gap Analysis for Lowest Income Households

Renter Group		Cumulative Surplus or Deficit of Affordable Rental Homes*	% Change from 2014 to 2022
DLI	0-15% AMI	-172,020	↗ 14%
ELI	15-30% AMI	-367,894	↘ -12%
VLI	30-50% AMI	-494,446	↘ -15%

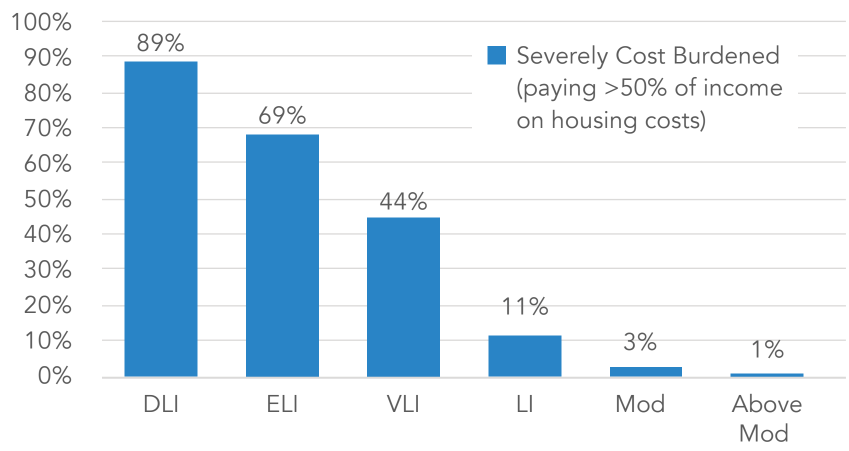
Source: *California Housing Partnership analysis of 2014 and 2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology. *The surplus or deficit includes homes occupied by households at or below the income threshold of the income group.*



Severe Cost Burden in Los Angeles County

Households Paying More than Half of Their Income on Housing Costs

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 2022, 89% of deeply low-income households (earning less than or equal to 15% of AMI) were severely cost burdened compared to 93% in 2014, while 3% of moderate-income households experience this level of cost burden compared to 2% in 2014. Severe cost burden is defined as spending more than 50% of household income on housing costs.



Source: *California Housing Partnership analysis of 2014 and 2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.*

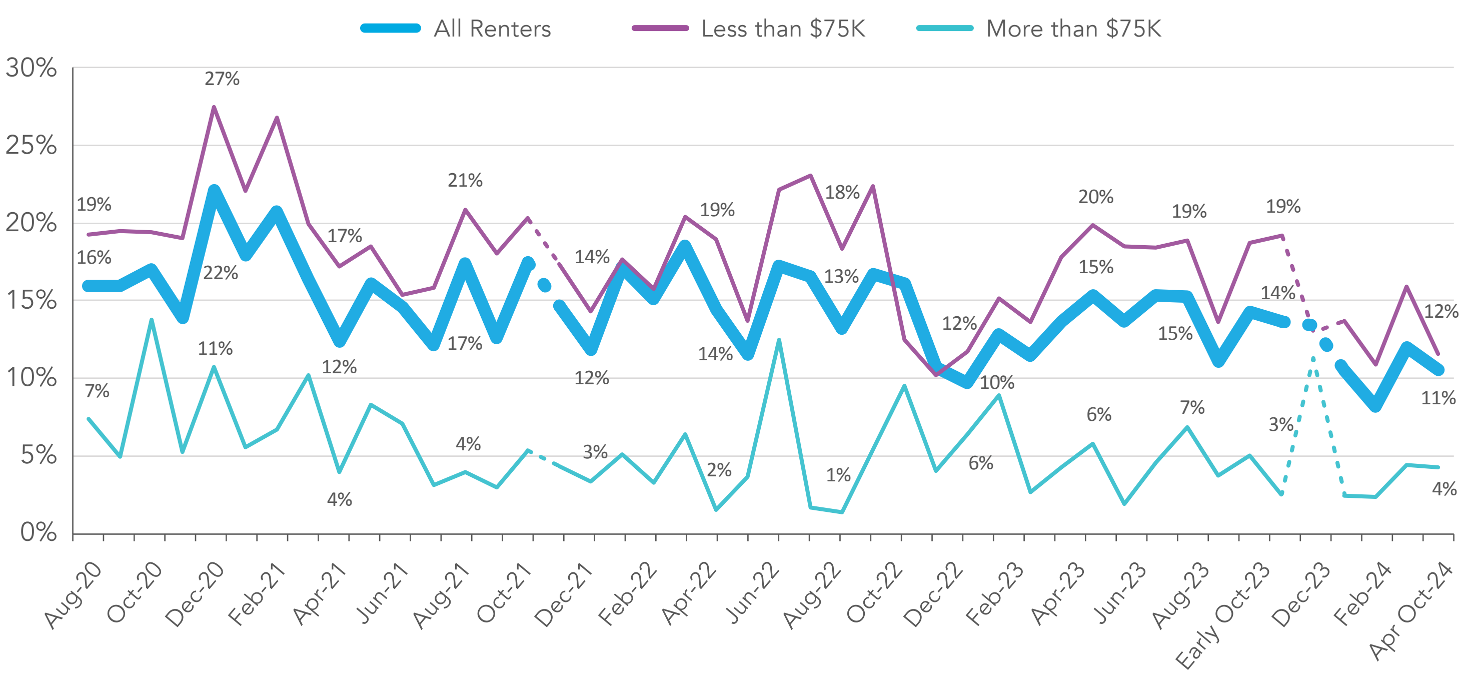
Los Angeles County Renter Households

Renter Group	Number of Severely Cost Burdened Households 2022		% Change from 2014*
Deeply Low-Income (DLI)	179,601	↗	15%
Extremely Low-Income (ELI)	192,444	↘	-23%
Very Low-Income (VLI)	136,716	→	0%
Low-Income (LI)	41,314	↗	6%
Moderate-Income (Mod)	9,102	↗	43%
Above Moderate-Income (Above Mod)	3,637	↗	86%
TOTAL (All Income Groups)	**562,814**	↘	**-5%**

Source: *California Housing Partnership analysis of 2014 and 2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.*

Percentage of Renters* Overburdened by Rent Arrears (August 2020-April 2024)**

Los Angeles County renters in households earning less than $75,000/year have been less able to catch up on rent arrears since the pandemic than those in households earning over $75,000.



Source: *California Housing Partnership analysis of Households Pulse Survey, U.S. Census Bureau, 2020-2023. Note no survey results were collected between October 12 and November 30, 2021 as it transitioned from phase 3.2 to 3.3 or between October 30 and December 31, 2023 as it transitioned from phase 3.1 to 4.0.*

**The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the share of adults in households who are not caught up on rent. Note: Figures are averages of data collected in the corresponding month. For example, the October 2020 data point is an average of survey data collected Sept 30 – Oct 12 and Oct 14 – Oct 26.*

***The Census reworded the rent payment question in August 2020 (phase 2), making direct comparison with phase 1 estimates difficult. Therefore, results are only shown for August 2020 onward.*

Inventory of Affordable Rental Housing

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 over the next ten years 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

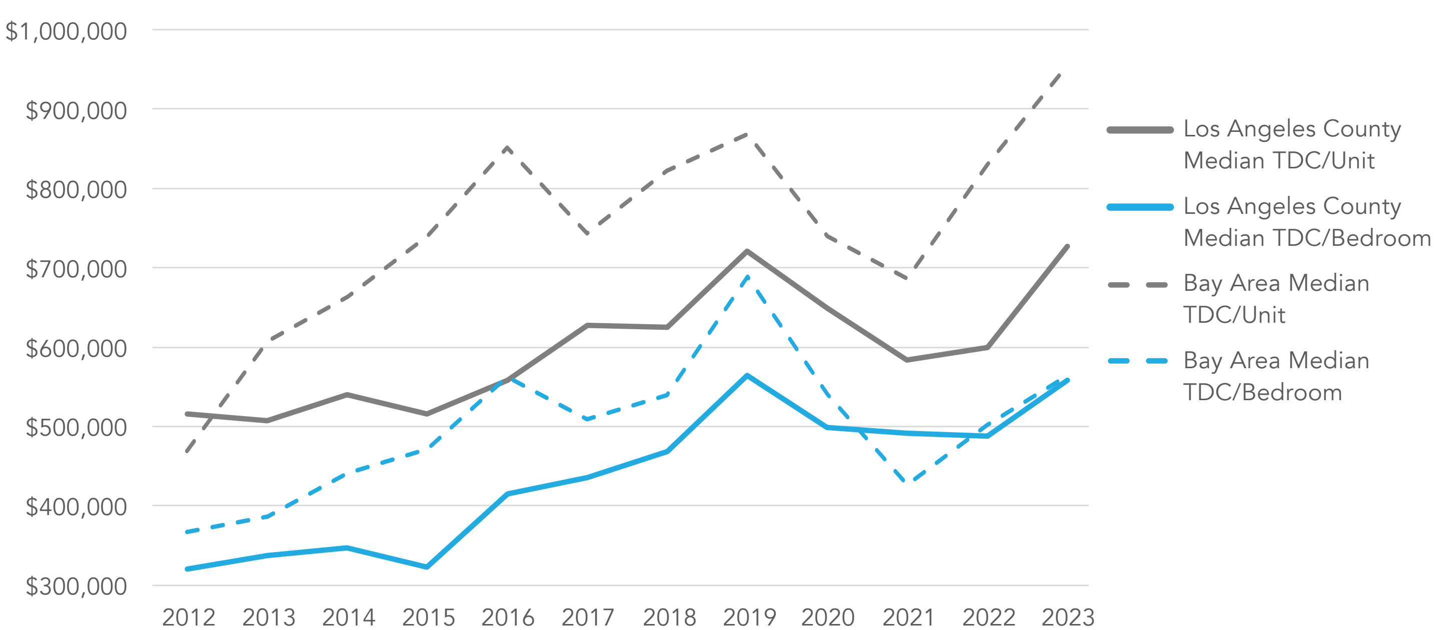
Supervisorial District (SD)	Affordable Homes	At-Risk Affordable Homes*	County-Administered Affordable Homes**
SD 1	44,210	*1,941*	10,257
SD 2	34,546	*1,387*	7,640
SD 3	27,924	*2,618*	3,503
SD 4	19,169	*1,080*	5,460
SD 5	20,722	*1,139*	4,257
TOTAL (County)	**146,571**	***8,165***	**31,117**

Source: *California Housing Partnership Preservation Database, 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

LA County Median Total Development Costs for New LIHTC Developments, 2012-23 (2023$)

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 2015 and 2019, and then dropped from 2019 to 2022. However, between 2022 and 2023, costs again increased. In 2023, per-unit costs were $127,000 higher and per-bedroom costs were $70,000 higher, a 21% increase per-unit and 14% increase per-bedroom from 2022.



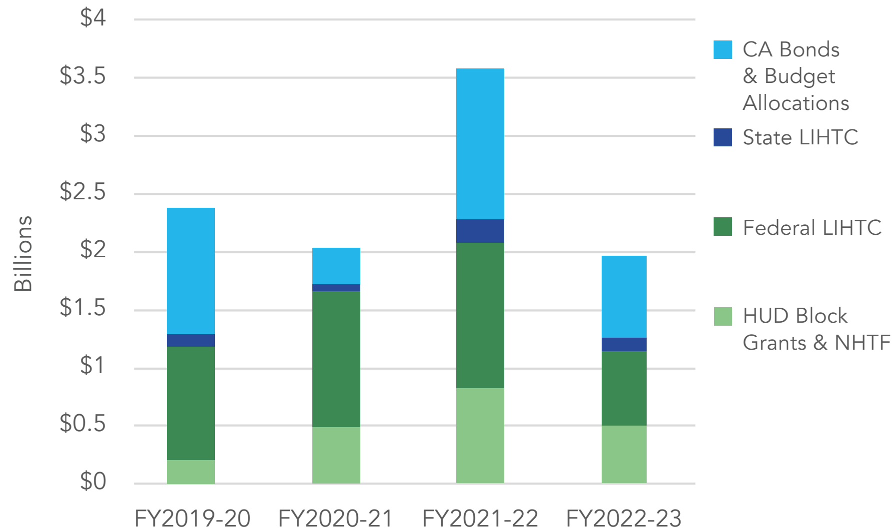
Source: *California Housing Partnership analysis of LIHTC application and staff meeting notes from TCAC, 2012-2023. In this analysis, the Bay Area is defined as the five most urbanized Bay Area counties – Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara.*

Investments in Affordable Housing

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

State funding decreased 45% and federal funding decreased 45% for housing production and preservation in Los Angeles County from FY2021-2022 to FY 2022-2023.

Source: *California Housing Partnership analysis of HCD Program Awards and Annual Reports, HUD CPD Appropriations Budget Reports, National Housing Trust Fund Program, 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.*



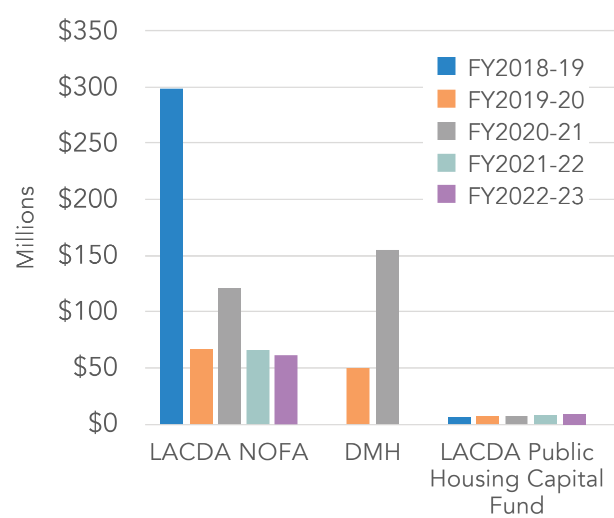
Funding Sources	FY2019-20	FY2020-21	FY2021-22	FY2022-23	% Change from FY2021-22
State Housing Bonds and Budget Allocations	$1,083,712,461	$310,985,825	$1,313,538,695	$711,750,326	-46%
State LIHTC	$108,488,300	$64,267,847	$199,492,813	$117,718,122	-41%
STATE TOTAL	**$1,192,200,761**	**$375,253,672**	**$1,513,031,508**	**$829,468,448**	**-45%**
Federal LIHTC	$979,724,270	$1,167,191,979	$1,260,238,752	$649,841,460	-48%
HUD Block Grants + NHTF	$203,836,953	$495,640,973	$824,527,689	$490,545,709	-41%
FEDERAL TOTAL	**$1,183,561,223**	**$1,662,832,952**	**$2,084,766,441**	**$1,140,387,169**	**-45%**

County Capital Investments in Affordable Housing in 2023

The LACDA NOFA funded 518 affordable homes in 2023. LACDA allocated more than $9 million of the Capital Fund Program across their 68 affordable housing development portfolio.

Department	Total Affordable Homes Funded in 2023	2023 Expenditures	% Change in Expenditures from 2022
LACDA NOFA	518	$61,221,967	-8%
LACDA Public Housing Capital Fund	N/A***	$9,185,170	3%
DMH	0	0	0%
TOTAL	**518**	**$70,407,137**	**-7%**

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 2023 capital fund program budget.*
***Change from fiscal year 2022 capital fund program budget.*
****Funding used to rehabilitate public housing developments.*



Section 1. Affordable Housing Need

Overview

Section 1 of the Affordable Housing Outcomes Report documents housing need for renters in Los Angeles County (henceforth referred to as County) by measuring trends in demographics, housing affordability and availability, housing stability, and homelessness, as well as a continued examination of housing fragility during the COVID-19 pandemic and recovery. This section looks at trends over time pre-pandemic (2014-2019), mid-pandemic (2020-2021), and recovery (2022-present), by income and by race and ethnicity countywide using eight years of American Community Survey (ACS) data, the Household Pulse Survey, and Point-in-Time (PIT) Counts. Note that 2020 ACS data is not included in our analyses due to data reliability issues, explained later in this section.

Data Sources and Methodology

Data Sources

The majority of data for Section 1 comes from American Community Survey (ACS) pre-tabulated data tables and the 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. Unlike the ACS pre-tabulated data tables—which are aggregated to a specific geography (state, county, zip code, census tracts, etc.)—the ACS PUMS data is available at the individual and household level. Accordingly, PUMS data is flexible and allows more complex analysis. ACS pre-tabulated data and ACS PUMS data are used for the analysis of renter demographics, the availability of affordable homes ("shortfall analysis"), cost burden by income group and race and ethnicity, and overcrowding.

In contrast to previous years, several of the race and ethnicity categories from the Census were aggregated for this report in order to moderate the wide variations in the results of the analyses that appear year-to-year because of small sample sizes. The combined groups are Asian & Pacific Islander which is comprised of the Asian, Native Hawaiian, and Other Pacific Islander categories; and Other Race which is comprised of the American Indian, Alaska Native, Some Other Race, and Two or More Races categories.

Due to pandemic-related challenges in data collection, the Census Bureau found significant nonrandom nonresponse bias for the 2020 1-year ACS data products. Specifically, response rates were higher for white non-Hispanic and Asian non-Hispanic populations, populations with higher incomes, higher education, married couples, and homeowners compared to past years and lower for Black non-Hispanic and Hispanic populations, renters, and populations with lower incomes. Consequently, the Census determined that traditional ACS 1-year data products did not meet the Bureau's quality standards and have limited the number of data tables and geographies available for the 2020 1-year data, explicitly recommending that researchers not compare the 1-year 2020 data with previous years of data. Therefore, 2020 data was not leveraged in any of the demographic, shortfall, cost burden, and overcrowding analyses.

Because ACS data is released annually—usually in October or November—for the previous year, it cannot capture the full extent of the economic and social reality that Los Angeles County residents are facing through the COVID-19 pandemic and recovery. Therefore, Section 1 also includes an analysis of data from the Household Pulse Survey, an experimental survey the U.S. Census Bureau and the Centers for Disease Control (CDC) designed to measure the social and economic impacts of the COVID-19 pandemic over time as well as inform government response and recovery planning. Because data is updated on an ongoing basis, the survey provides insights into how household experiences have changed during the pandemic and recovery. The data is available at a state level and for the 15 largest Metropolitan Statistical Areas (MSAs) in the United States, including the Los Angeles-Long Beach-Anaheim MSA.

The subsection on homelessness in Los Angeles County uses data from the 2022 and 2023 Point-in-Time (PIT) Counts, 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 (e.g. 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 PIT count, also known as the Greater Los Angeles Homeless Count, annually rather than semi-annually as required. Due to the COVID-19 pandemic, there was no PIT count for Los Angeles County in 2021 and the 2022 count was delayed into late February 2022.[4]

Determining Household Income Groups and Rent Affordability

To quantify affordable housing need by income group, this section 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 six 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 below).

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

[4] Los Angeles Times, 2022. "L.A. County homeless count postponed due to Omicron." Website: https://www.latimes.com/homeless-housing/story/2022-01-14/los-angeles-county-homeless-count-2022-postponed-omicron.

TABLE 1: LOS ANGELES COUNTY INCOME LIMITS WITH HUD ADJUSTMENTS (2022)

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**
$91,100	DLI (≤15% AMI)	$17,865	20%	$447
	ELI (16-30% AMI)	$35,750	39%	$894
	VLI (31-50% AMI)	$59,550	65%	$1,489
	LI (51-80% AMI)	$95,300	105%	$2,382
	Moderate (81-120% AMI)	$142,920	157%	$3,573
	Above Moderate (>120% AMI)	>$142,920	>157%	>$3,573

Source: Los Angeles County Income Limits. 2022. U.S. Housing and Urban Development Department (HUD). Website: https://www.huduser.gov/portal/datasets/il.html.

**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.*

***'Affordable Monthly Rent' assumes households should spend no more than 30 percent of their incomes on housing. The values expressed in Table 1 define affordability for households at the income limit threshold. In other words, $447 is the affordable monthly rent for a DLI household earning $17,865.*

Supervisorial Districts

Housing need in Section 1 is examined for the whole of Los Angeles County and for each of the County's five Supervisorial Districts (SD)[5]. SD-specific analysis usually draws from two years of Census data to generate reliable results due to small population sizes in some SDs and are therefore two-year averages. However, because of the aforementioned data issues with the 2020 census, the SD analysis presented here draws only from one year of data carried forward from 2021. This also allows an exploration of more recent data, rather than carrying forward the data from 2018-2019.

Trends in Housing Tenure and Demographics

This section examines trends in housing tenure (renter and owner-occupied) and demographics of renter households to provide important context for Los Angeles County's housing affordability challenges. Due to data collection challenges for the 2020 1-year ACS data products (as described above), this analysis does not leverage 2020 data.

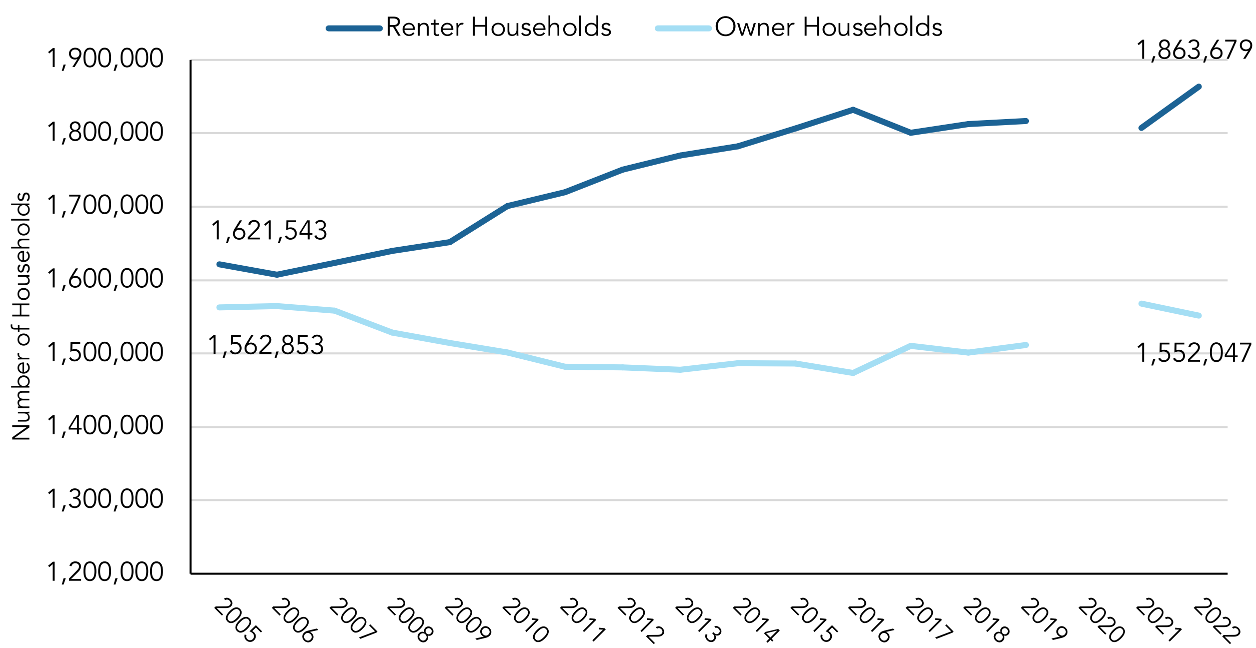
Housing Tenure Trends

Most Los Angeles County households—53 percent—live in rental housing. Between 2005 and 2022, more than 240,000 renter households have been added. The number of renter households increased steadily,

[5] On December 12, 2021, the County adopted a new boundary map of the five Supervisorial Districts. Website: https://lacounty.gov/government/about-la-county/redistricting/.

despite a slight drop during pandemic years (see Figure 1 below). By comparison, the number of owner-occupied households has experienced a fairly steady decline with nearly 11,000 owner households being lost since 2005, although there was a jump in home ownership during the pandemic. These trends represent a 15 percent increase in renter households and a 0.7 percent decrease in owner households between 2005-2022.

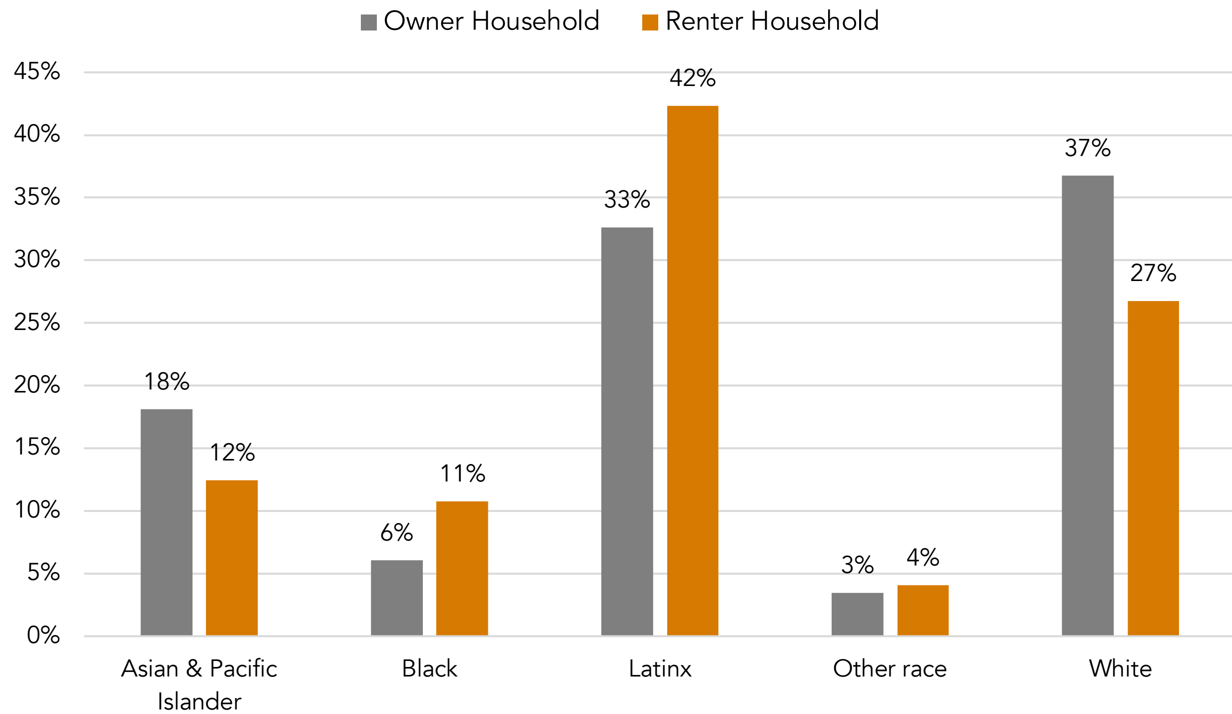
FIGURE 1: CHANGE IN LOS ANGELES COUNTY HOUSEHOLDS BY TENURE (2005-2022)



Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2005-2022.
Due to pandemic-related challenges in data collection, ACS Census data from 2020 were left out of this analysis.

Renter households in Los Angeles County differ from owner households in several important ways. For example, according to the 2022 American Community Survey, renter households have a median income of about half that of owner households, are typically younger than owner households, and are more likely to be Black or Latinx (see Figure 2 below). Only Asian & Pacific Islander and White households are much more likely to own than rent in Los Angeles County. Furthermore, ownership rates are disproportionate to population rates for these groups. For example, Black households make up nine (9) percent of the population but are six (6) percent of the owners and 11 percent of the renters. In contrast, White households make up 33 percent of the population but are 38 percent of the owners and 28 percent of the renters. Altogether, renter households are a more diverse representation of the population of Los Angeles County and face unique challenges concerning housing unaffordability.

FIGURE 2: RACE AND ETHNICITY OF LOS ANGELES COUNTY HOUSEHOLDS* BY TENURE (2022)



Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data.
**These data represent the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian & Pacific Islander, Black, and White only include households reporting only one race and do not identify their ethnic origin as Hispanic or Latino. Other race includes households reporting their race as Native American, Some other race, or Multiracial. Householders who identify their origin as Hispanic or Latino may be of any race.*

Historical data reveals distinct demographic trends for renter households in the county. The following sections examine changes in renter demographics by income, age, and race and ethnicity over time.[6]

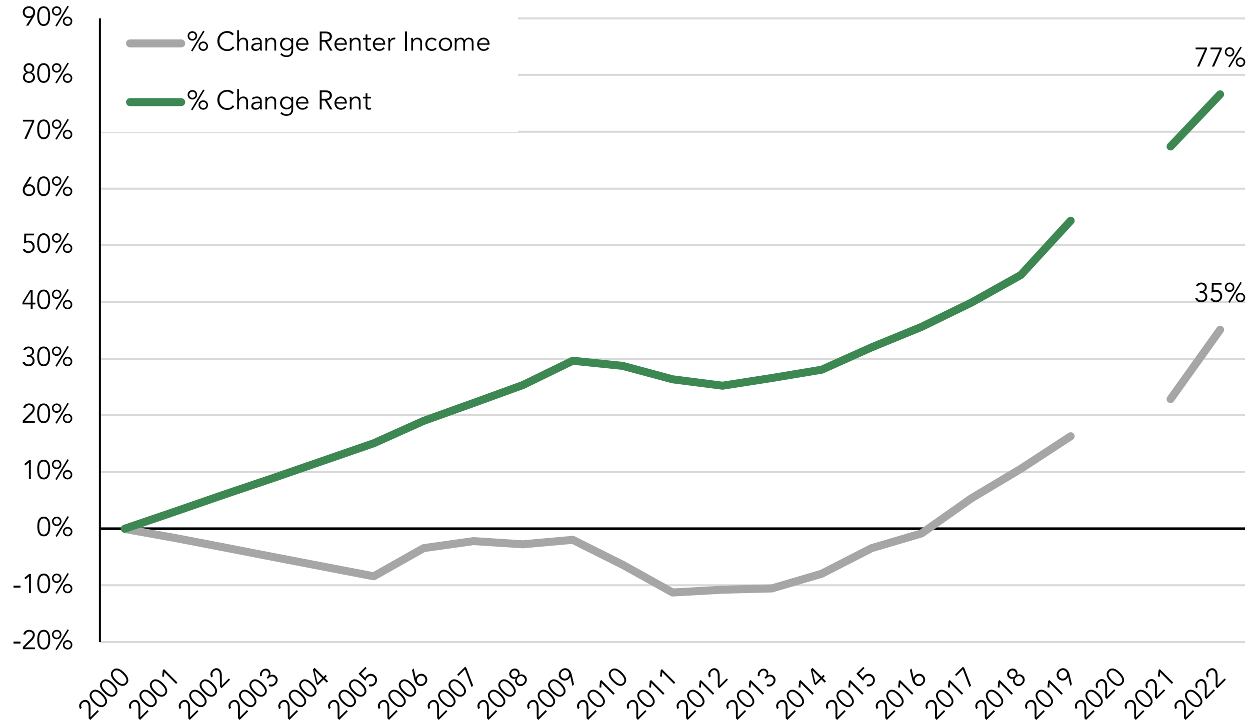
Changes in Renter Households by Income

Median household income for renters has increased consistently over the past several years in Los Angeles County. While increases in wages could explain this trend—especially in the years following the Great Recession and during the height of the COVID-19 pandemic—changes in the composition of renter households due to out migration of low-income families, in-migration of high-income renters, and more affluent households choosing to rent as opposed to purchasing homes could all be contributing factors.

[6] Throughout this report, the categorization of people by race and ethnicity is based on responses to U.S. Census surveys, specifically the American Community Survey and the Household Pulse Survey. For most indicators, people are categorized as Black, Latino or Latinx (used interchangeably), Asian & Pacific Islander, White, or Other race. For more information on these groups, see Appendix A: Methodology.

Even as median income has increased for renter households in the county, the gap between median renter income and median rent in Los Angeles County has persisted. As shown in Figure 3 below, there has been steady growth in median renter incomes since 2016, but rents have grown at an even faster pace. Adjusted for inflation, median renter income has grown 35 percent since 2000, while median rent has increased 77 percent. This disparity between growth in incomes and rent has placed increasing pressure on renter households, leading to high numbers of cost-burdened households in the region.

FIGURE 3: MEDIAN RENTER HOUSEHOLD INCOME VERSUS MEDIAN RENTS IN LOS ANGELES COUNTY (2000-2022)*



Source: California Housing Partnership analysis of U.S. Census Bureau ACS, 1-year estimates, table ID: S2503, 2000-2022.
Due to pandemic-related challenges in data collection, ACS Census data from 2020 were left out of this analysis.
**Median renter income and rent from 2001-2004 are estimated trends. Median renter income and rent are inflation adjusted to 2022 dollars.*

The median income for renter households grew to $61,499 in 2022, while the median gross rent grew to $1,805 per month. In order to afford the median gross rent without being cost burdened (spending more than 30 percent of income on housing costs), a household must take home $72,200 per year, $10,701 more than the median income. The trend over time is marked by cost of rent outpacing growth in wages; however, the pandemic recovery period has seen income growth slightly outpace growth in rent. Median income has risen $8,567 (16 percent) from $52,932 in 2019 while rent grew 14 percent between 2019 and 2022, up $228 from 1,577 per month. Despite the growth in income, as of 2022, nearly two-thirds (62 percent) of renter households in the county were earning less than 80 percent of AMI ("low-income" or" LI) and those earning less than 30 percent AMI ("extremely low-income" or "ELI") account for more than one- quarter (26 percent) of all renter households.[7]

[7] For income group definitions and thresholds used throughout this report, see Appendix A: Methodology.

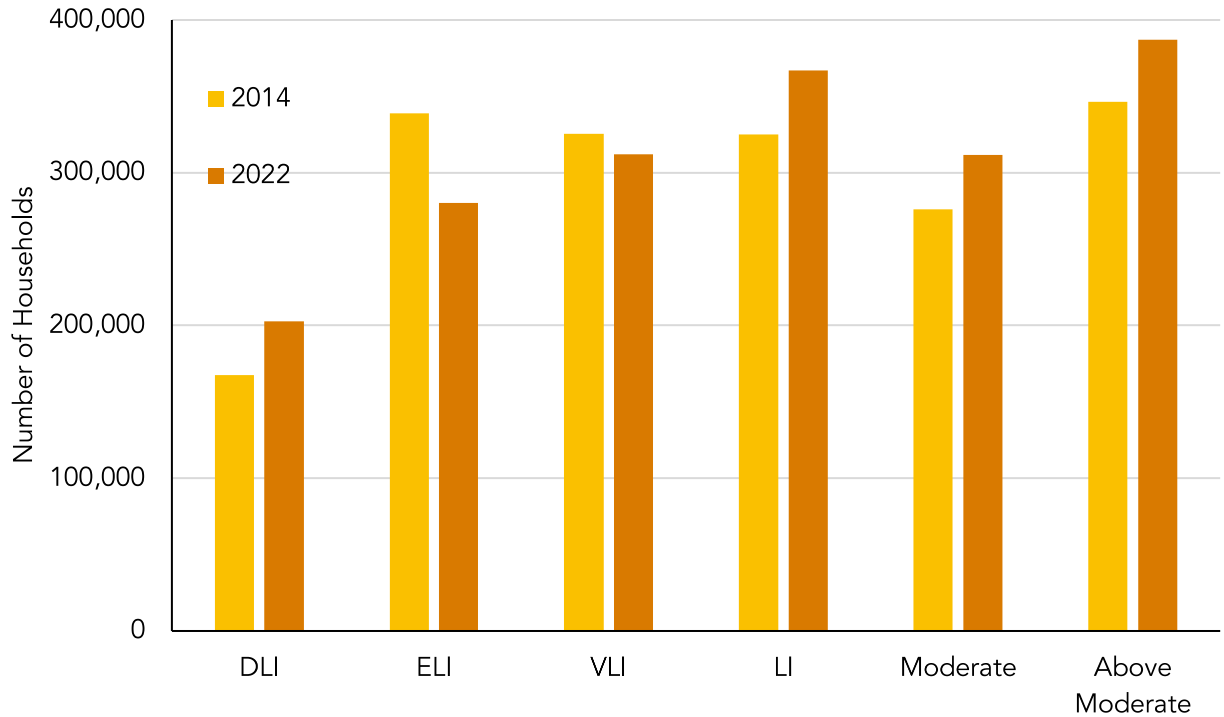
Growth has also occurred in the number of renter households in the county, up five (5) percent from 2014. However, changes in the number of renter households in each income group have not been uniform. For example, since 2014 the number of ELI and VLI renter households decreased by 17 percent and four (4) percent respectively (see Table 2 and Figure 4 below). Meanwhile, the number of DLI, LI, moderate-, and above moderate-income renter households has increased during that same period. However, the overall distribution of renter households by income group has remained relatively consistent during this eight-year period.

TABLE 2: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY INCOME GROUP (2014-2022)

Income Group	Number of Households in 2022	% Change from 2014	Share of Renter Households in 2014	Share of Renter Households in 2022
DLI	202,764	21%	9%	11%
ELI	280,149	-17%	19%	15%
VLI	312,255	-4%	18%	17%
LI	367,040	13%	18%	19%
Moderate	311,548	13%	16%	17%
Above Moderate	387,244	12%	20%	21%
Total	**1,861,000**	**+5%**	**100%**	**100%**

Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

FIGURE 4: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY INCOME GROUP (2014-2022)



Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

When examining the years of the pandemic and recovery, there have been marked shifts in the proportion of DLI and above moderate-income households. Between 2019 and 2021, there was a 38 percent increase in DLI households and a 14 percent decrease in above moderate-income households. However, these proportions flipped between 2021 and 2022 with a 23 percent decrease in DLI households and a 24 percent increase in above moderate-income households. Between 2019 and 2022, both income groups experienced a 7 percent increase in population while moderate-income households experienced a 4 percent growth and the remaining income groups had less than a one (1) percent change.

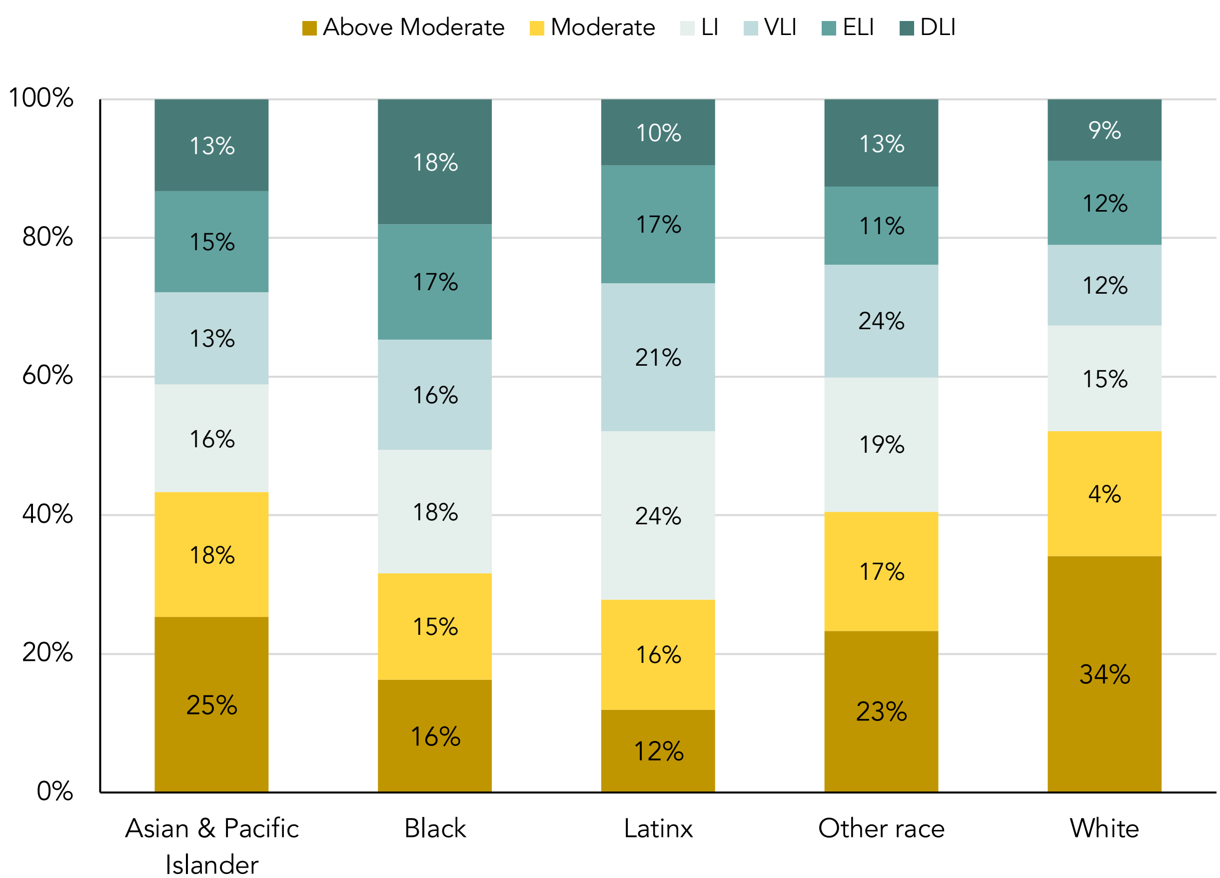
According to the PPIC, population loss in California between the pandemic years 2020 and 2022 has been driven by households moving out of state due to housing costs and the availability of remote work, among other possible factors. Lower-income households are more likely to be pressured to leave because of the high cost of living. Additionally, White households were the most likely to migrate out, followed by Black and Latino households despite White households being less likely to be low income as discussed below.[8] These factors may explain the loss of above moderate-income households in 2021 and of DLI households in 2022 as white-collar workers took advantage of working remotely from different states and housing prices drove out low-income households. The subsequent trend of requiring employees to return

[8] Public Policy Institute of California, 2022. "Racial/Ethnic Differences in Who's Leaving California." Website: https://www.ppic.org/blog/racial-ethnic-differences-in-whos-leaving-california/.

to the office more frequently as pandemic era policies have been phased out may partially explain the return of above moderate-income households in 2022.

Black and Latinx renter households are far more likely to have lower incomes when compared to their White and Asian & Pacific Islander counterparts (see Figure 5 below). For example, 51 percent of Black households and 48 percent of Latinx households earn below 50 percent of AMI compared to 33 percent of White households and 41 percent of Asian & Pacific Islander households.

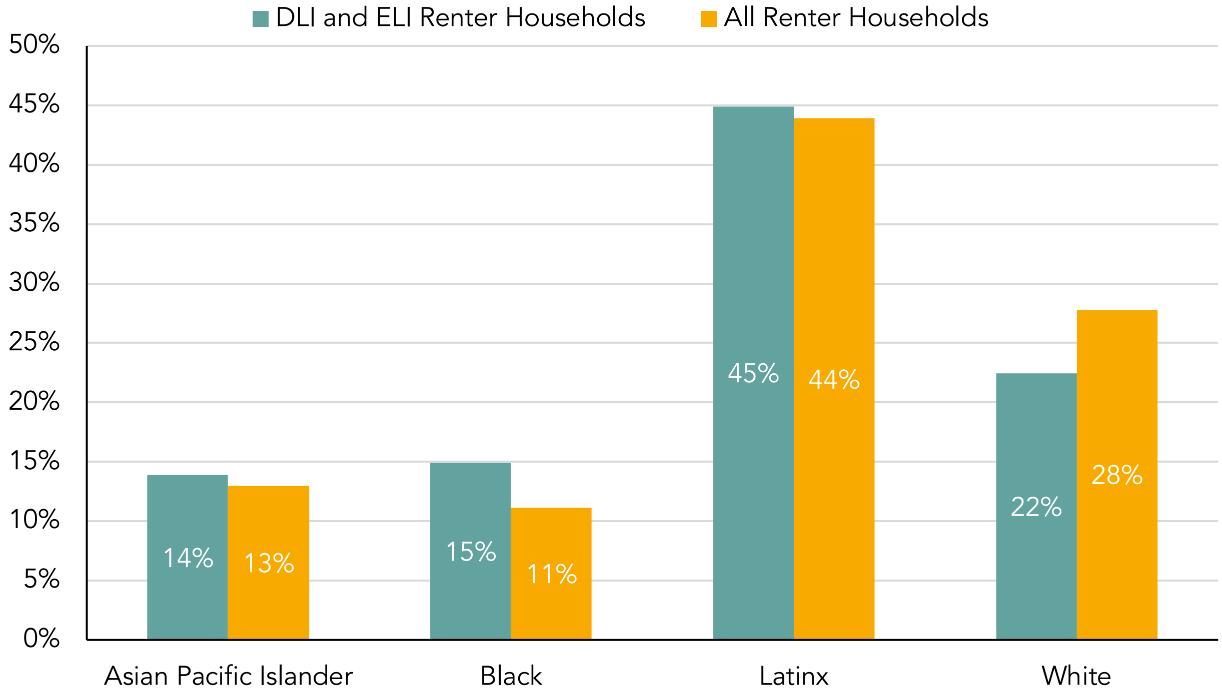
FIGURE 5: INCOME DISTRIBUTION OF RENTERS BY RACE AND ETHNICITY* (2022)



*Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels and added DLI group. *These data represent the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian & Pacific Islander, Black, and White only include households reporting only one race and do not identify their ethnic origin as Hispanic or Latino. Other race includes households reporting their race as Native American, Some other race, or Multiracial. Householders who identify their origin as Hispanic or Latino may be of any race.*

Figure 6 below further demonstrates that when compared to the overall composition of renter households, people of color are more likely to be extremely low-income renters (earning 30 percent of AMI or less) than their white counterparts, some disproportionally so. Black households account for eleven (11) percent of all renter households, yet they account for 15 percent of DLI and ELI renter households. In contrast, white households account for 28 percent of all renter households in Los Angeles County and just 22 percent of DLI and ELI renter households.

FIGURE 6: RACIAL AND ETHNIC* COMPOSITION OF ALL RENTER HOUSEHOLDS AND DLI + ELI RENTER HOUSEHOLDS (2022)

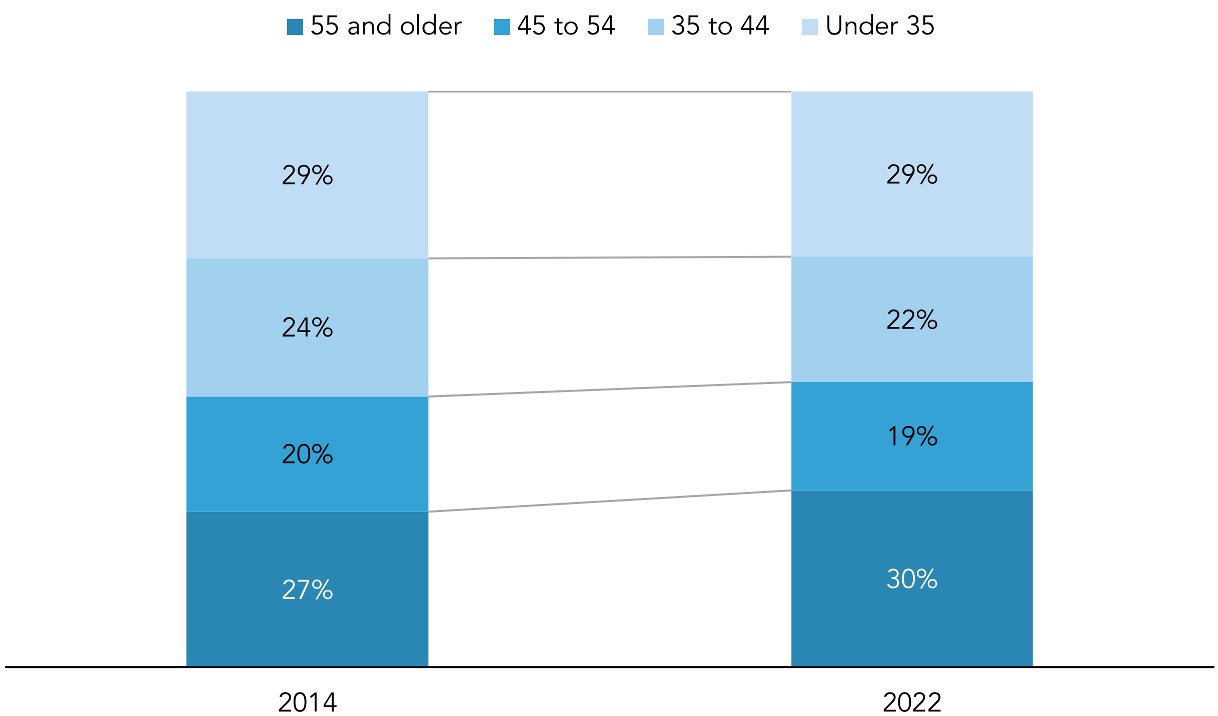


*Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels and added DLI group. *These data represent the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian Pacific Islander, Black, and White include households reporting only one race and do not identify their ethnic origin as Hispanic or Latino. Householders who identify their origin as Hispanic or Latino may be of any race.*

Changes in Renter Households by Age

Unlike median income and rents, the age distribution of renter households in Los Angeles County has changed little since 2014 (see Figure 7 below). The largest of these changes were in the share of renters 35 – 44 years, which decreased by two (2) percentage points (approximately 17,000 households), and the share of renters 55 and older, which increased by three (3) percentage points (approximately 88,000 households). Additionally, changes during the pandemic recovery were driven by a five (5) percent growth in the number of renters under 35 and 55 and older.

FIGURE 7: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY AGE GROUP (2014-2022)



Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2022.

Changes in Renter Households by Race and Ethnicity

The racial and ethnic composition of renters in Los Angeles County has also changed in recent years (see Figure 8 below). In terms of proportions of population across racial and ethnic groups, these are relatively minor changes of less than three (3) percent. However, population within groups has seen a more pronounced change. For example, between 2014 and 2022 the number of renter households identifying as Latinx, Other race, and Asian & Pacific Islander has increased by eight (8) percent, 65 percent, and three (3) percent respectively. The number of renter households decreased by three (3) percent for the White racial group and stayed approximately the same for the Black racial group (see Table 3 below).

The change in racial and ethnic composition may be explained in part by a change in the way the Census asked about race beginning in 2020. For example, areas for write-ins were added to the White and Black or African American racial categories, and the instructions for the Some Other Race category write-in were changed.[9] Because of this, the Census Bureau advises caution when comparing to previous estimates.

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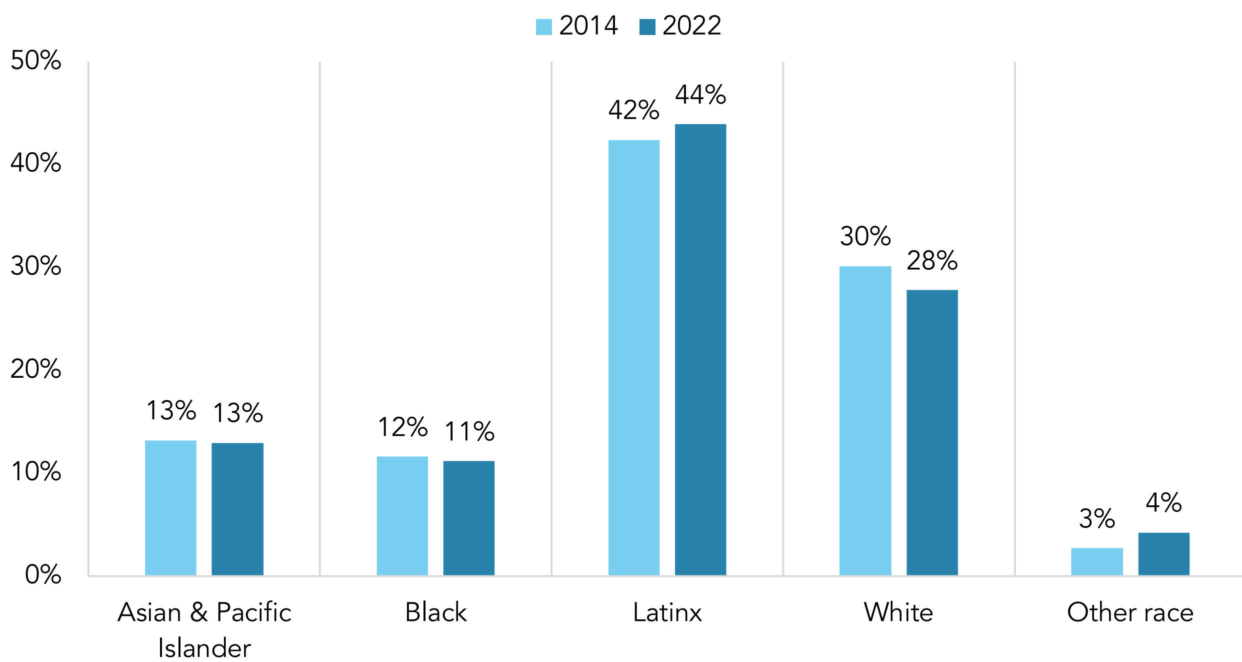
[9] United States Census Bureau, 2021. "Improvements to the Race Question." Website: https://www.census.gov/programs-surveys/acs/technical-documentation/user-notes/2021-03.html.

FIGURE 8: LOS ANGELES COUNTY RENTER HOUSEHOLDS BY RACE AND ETHNICITY* (2010-2022)



Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data.
**These data represent the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian & Pacific Islander, Black, and White only include households reporting only one race and do not identify their ethnic origin as Hispanic or Latino. Householders who identify their origin as Hispanic or Latino may be of any race.*

TABLE 3: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY RACE AND ETHNICITY* (2010-2022)

Household Race and Ethnicity	Number of Households in 2014	Number of Households in 2022	% Change from 2014
Asian & Pacific Islander	234,712	240,788	+3%
Black	207,210	207,702	+0.2%
Latinx	755,489	817,054	+8%
White	535,033	517,002	-3%
Other race	47,500	78,454	+65%

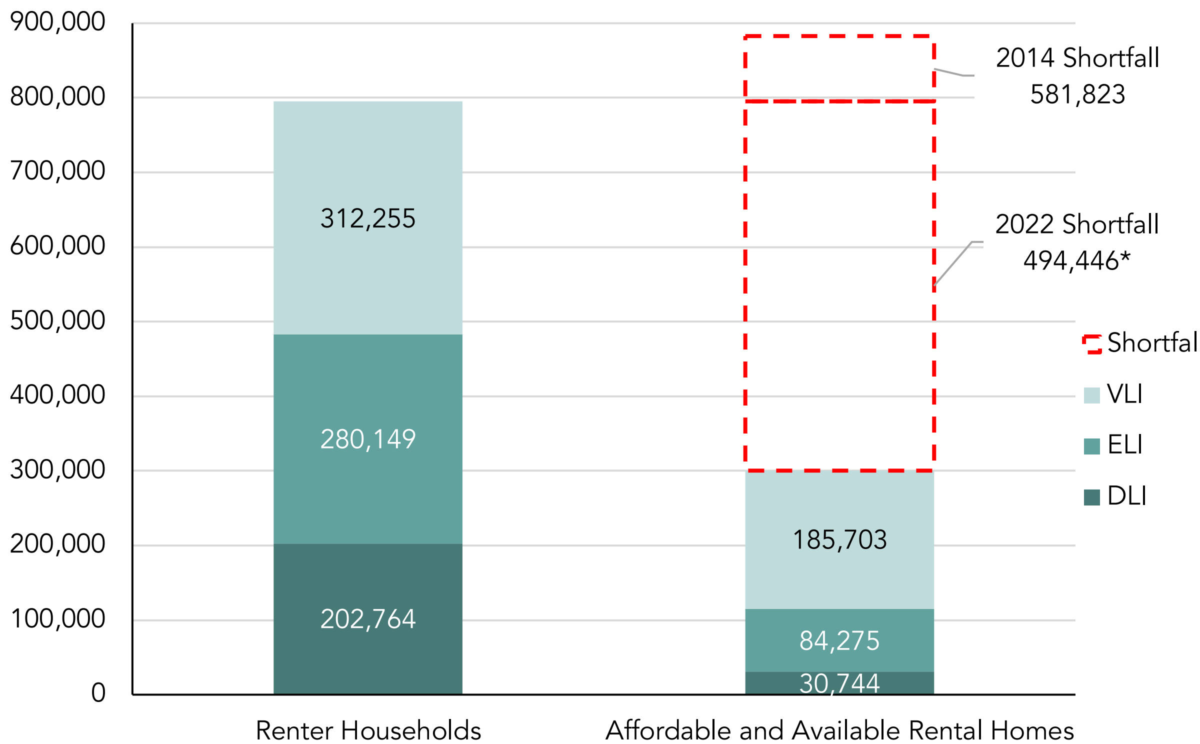
Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data.
**These data represent the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian & Pacific Islander, Black, and White only include households reporting only one race and do not identify their ethnic origin as Hispanic or Latino. Other race includes households reporting their race as Native American, Some Other Race, or Multiracial. Householders who identify their origin as Hispanic or Latino may be of any race.*

AFFORDABLE HOUSING SHORTFALL

The shortfall of affordable homes assesses affordability and availability of rental homes in Los Angeles County by comparing the number of renter households in each income 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.[10] Both occupied and vacant homes are included because, together, they represent the total stock of rental homes affordable to households of each income group.

As of 2022, 795,168 (43 percent) of Los Angeles County's 1.86 million renter households come from the three lowest income groups (DLI, ELI, and VLI). Meanwhile, only 300,722 rental homes are affordable and available to these households, resulting in a shortfall of 494,446 affordable rental homes. In other words, nearly half a million—or 62 percent—of Los Angeles County's lowest-income households do not have access to an affordable home (see Figure 9 below).[11]

FIGURE 9: AFFORDABLE RENTAL HOUSING SHORTFALL (2022)

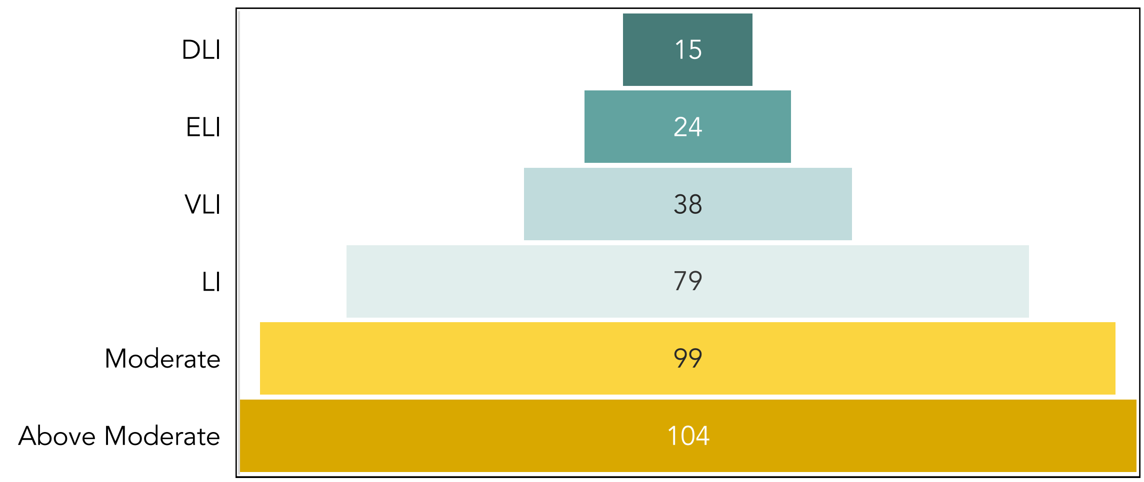


Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.
This is a15% reduction in shortfall from 2014.

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

The supply of affordable and available rental homes is worse for households with lower incomes. Only 15 rental homes are affordable and available and not occupied already by a higher income group for every 100 DLI renter households (see Figure 10 and Table 4 below). The numbers are marginally better for ELI and VLI renter households with 24 and 38 affordable and available rental homes for every 100 ELI and VLI renter households respectively. Low- and moderate-income households fare better with 79 and 99 rental homes affordable and available for every 100 households, respectively. Only above moderate-income households have a surplus of homes affordable and available to them per 100 renter households at 104 homes.

FIGURE 10: AFFORDABLE AND AVAILABLE RENTAL HOMES PER 100 RENTER HOUSEHOLDS BY INCOME GROUP (2022)



Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

TABLE 4: GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP (2022)

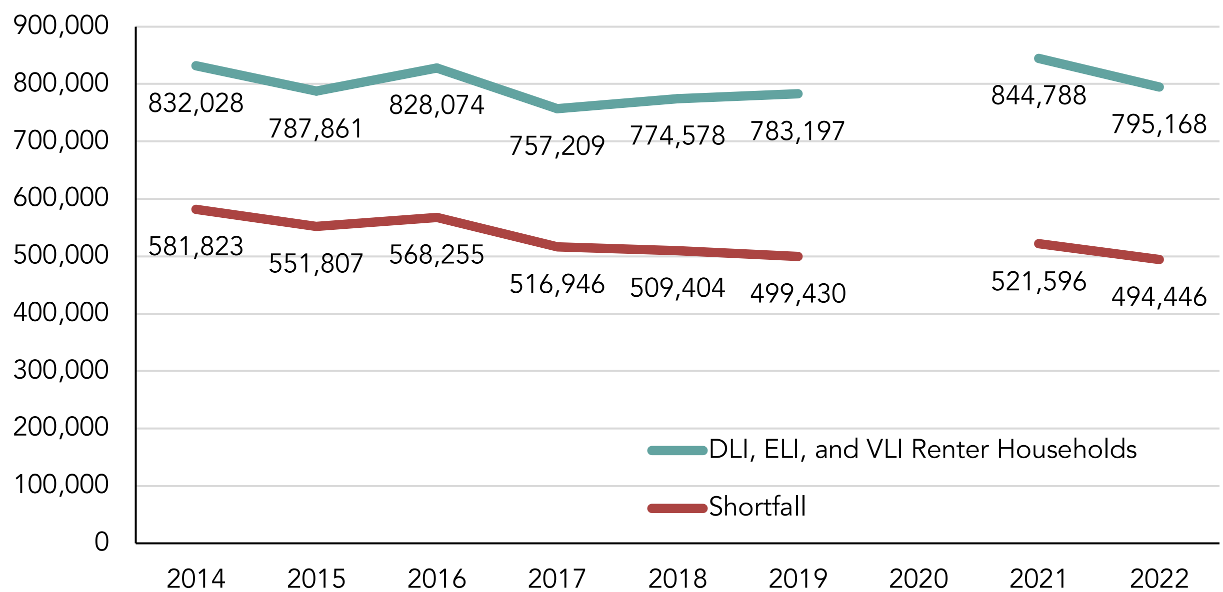
	DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
Households within Income Group	202,764	280,149	312,255	367,040	311,548	387,244	1,861,000
All Households (Cumulative)	202,764	482,913	795,168	1,162,208	1,473,756	1,861,000	N/A
Rental Homes "Affordable and Available" (Cumulative)	30,744	115,019	300,722	912,481	1,461,343	1,935,921	
Cumulative Surplus or Shortfall of Affordable Rental Homes	-172,020	-367,894	-494,446	-249,727	-12,413	74,921	
% of Homes Affordable but Unavailable*	68%	34%	30%	24%	17%	0%	

Source: California Housing Partnership analysis of 2022 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.*

Despite its persistence, steady progress has been made to decrease this shortfall. For example, between 2014 and 2022, the shortfall of affordable and available homes for the lowest income renter households in Los Angeles County declined by 15 percent, or 87,377 homes. Figure 11 below shows the historical shortfall of affordable and available homes for the lowest income renter households in Los Angeles County.[12] While the gap increased during the COVID-19 pandemic, possibly due to the global shut-down and supply chain issues, as of 2022 the shortfall is lower than pre-pandemic levels. Factors such as the County's additional investments and activities described in detail in Sections 2 and 3 of this Report likely contributed to the shortfall's overall decline since 2014.

FIGURE 11: AFFORDABLE RENTAL HOUSING SHORTFALL (2014-2022)



Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology. Due to pandemic-related challenges in data collection, ACS Census data from 2020 were left out of this analysis.

Gap Analysis by Supervisorial District

Table 5 below contains a summary of the affordable housing gap analysis by household income group for each Supervisorial District (SD). Predictably, the SDs with the largest number of DLI, ELI and VLI households—SDs 1, 2, and 3—generally 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, 25 or fewer rental homes are affordable and available for every 100 DLI renter households while no more than 28 are affordable and available for every 100 ELI renter households and no more than 46 exist in any SD for every 100 VLI renter households. Nonetheless every SD has a surplus of homes affordable and available to moderate and above moderate-income households.

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[12] See Appendix B: Full Data Findings, Section 1 Table B for expanded shortfall data for 2014 to 2022, including the proportion of housing demand that is not being met each year (or shortfall / total demand).

TABLE 5: GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND SUPERVISORIAL DISTRICT (2021)

	Supervisorial District	DLI	ELI	VLI	LI	Moderate	Above Moderate
Cumulative Surplus or Shortfall of Affordable Rental Homes by District and Income Group	SD 1	-43,687	-79,209	-95,028	-35,316	2,388	12,912
	SD 2	-50,149	-96,643	-113,773	-27,466	8,835	23,470
	SD 3	-49,093	-90,986	-118,719	-63,623	2,962	25,981
	SD 4	-35,733	-74,097	-99,533	-28,221	3,396	8,929
	SD 5	-36,583	-67,547	-94,543	-46,116	4,809	19,202
Affordable and Available Rentals Homes per 100 Renter Households by District and Income Group	SD 1	25	28	46	86	101	104
	SD 2	20	25	45	90	103	106
	SD 3	13	18	29	73	101	108
	SD 4	16	17	36	88	101	103
	SD 5	14	21	33	77	102	106

Source: California Housing Partnership analysis of 2021 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

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

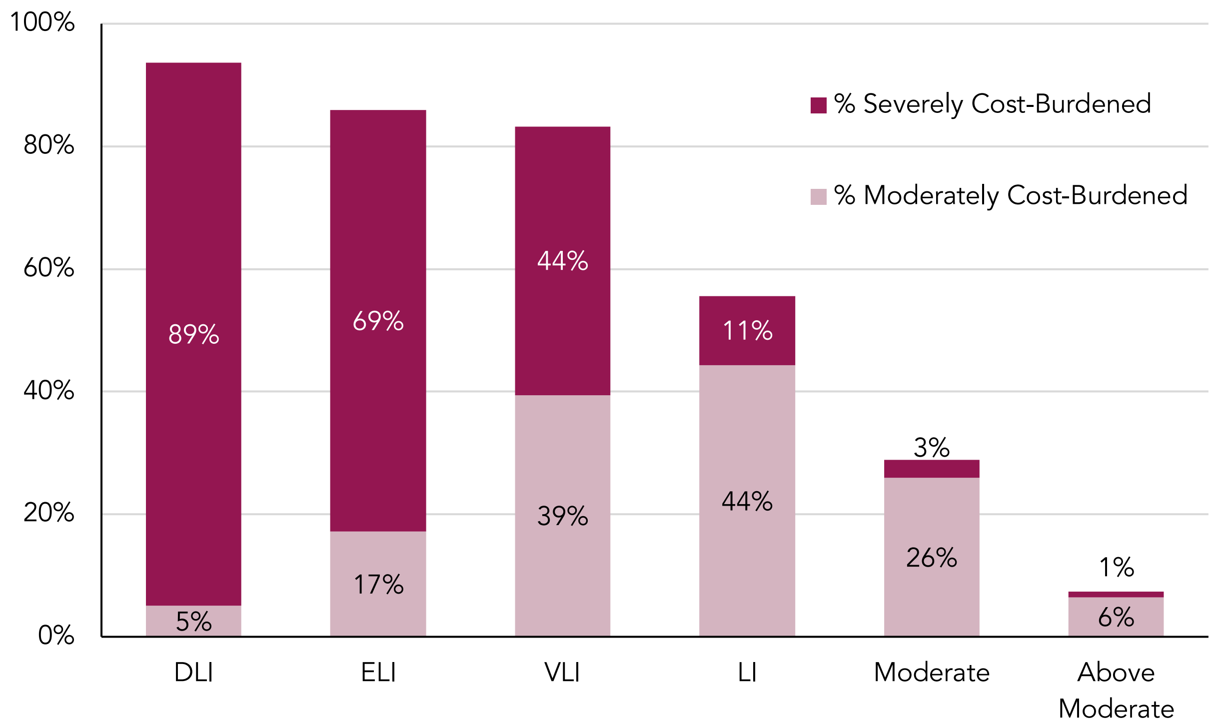
Cost Burden Analysis

Unaffordable rents have enormous consequences, particularly for households with the lowest incomes, which is why cost burden and severe cost burden are such vital indicators to understand and track. A household is considered cost-burdened if they pay more than 30 percent of household income on housing costs and severely cost-burdened if they spend more than 50 percent of household income on housing costs. Housing costs include both rent and utilities (e.g., electricity, gas, and water).

The negative consequences of a household being cost-burdened, especially for lower-income renter households, have been well documented by national researchers. For example, a 2020 study by the Harvard University's Joint Center for Housing Studies found that severely cost-burdened low-income families (those paying more than 50 percent of household income on housing costs) spend 52 percent less on food, healthcare, and transportation than their low-income counterparts who live in housing affordable to them. Among low-income households with children under the age of 18, those with severe cost burden spend 93 percent less on healthcare and 37 percent less on food than their low-income counterparts with children who live in affordable homes. This reduction in spending on critical goods and services often translates to adverse health and economic outcomes for low-income children, families, and older adults.[13]

As of 2022, 1,013,152 households in Los Angeles County—or 54 percent of all renter households—were cost-burdened with more than half of these cost-burdened households (562,814 households) being severely cost-burdened. As shown in Figure 12 and Table 6 below, cost-burdened and severely cost-burdened households were the norm among the county's lowest-income households: 94 percent of deeply low-income (DLI) households, 86 percent of extremely low-income (ELI) households, 83 percent of very low-income (VLI) households, and 55 percent of low-income (LI) households were cost-burdened compared to 29 percent of moderate-income households and just seven (7) percent of above moderate-income households in 2022.

FIGURE 12: SHARE OF RENTER HOUSEHOLDS WHO ARE COST BURDENED BY INCOME GROUP* (2022)



Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**A household is considered moderately 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.*

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[13] Joint Center for Housing Studies of Harvard University, 2020. "The State of the Nation's Housing: 2020." Website: http://www.jchs.harvard.edu/state-nations-housing-2020.

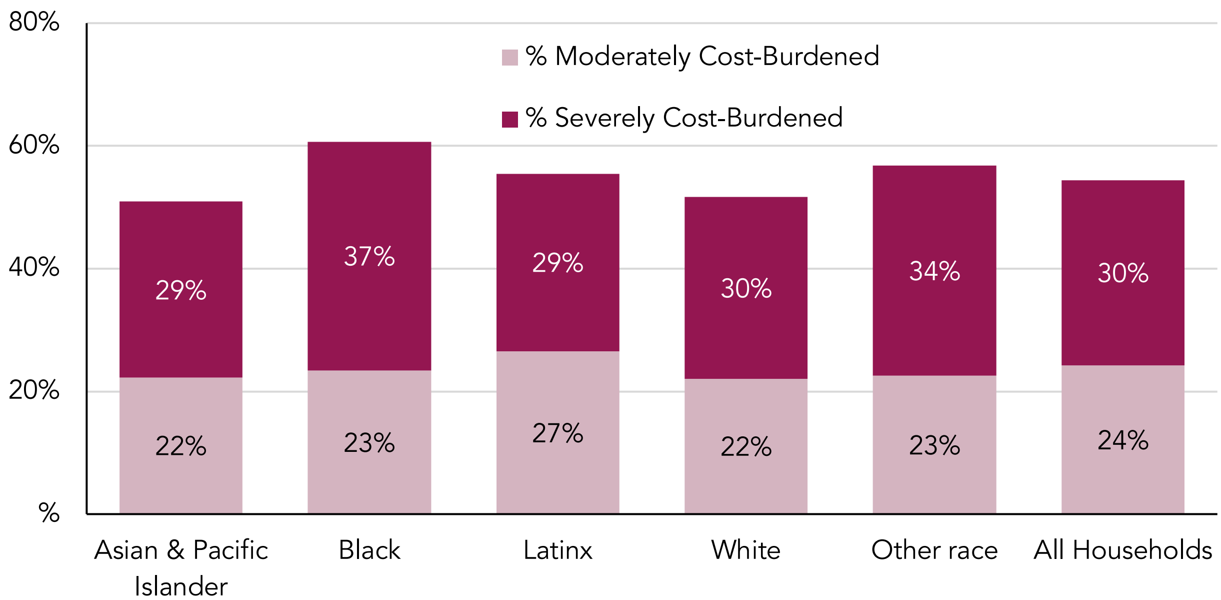
TABLE 6: COST BURDEN ANALYSIS FOR RENTER HOUSEHOLDS (2022)

Income Group	Total Households	Not Cost Burdened		Moderately Cost Burdened		Severely Cost Burdened	
		#	%	#	%	#	%
DLI	202,764	12,795	6%	10,368	5%	179,601	89%
ELI	280,149	39,478	14%	48,227	17%	192,444	69%
VLI	312,255	52,413	17%	123,126	39%	136,716	44%
LI	367,040	163,102	45%	162,624	44%	41,314	11%
Moderate	311,548	221,507	71%	80,939	26%	9,102	3%
Above Moderate	387,244	358,553	93%	25,054	6%	3,637	1%
All Income Groups	**1,861,000**	**847,848**	**46%**	**450,338**	**24%**	**562,814**	**30%**

Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

Among renters in Los Angeles County, people of color are more likely to experience housing cost burden than their white counterparts. Black renters have the highest share of cost burden at 61 percent, followed by renters identifying as Other race at 57 percent, Latinx renters at 55 percent, White renters at 52 percent, and Asian & Pacific Islander renters at 51 percent (see Figure 13 below).

FIGURE 13: SHARE OF RENTER HOUSEHOLDS WHO ARE COST BURDENED* BY RACE AND ETHNICITY** (2022)

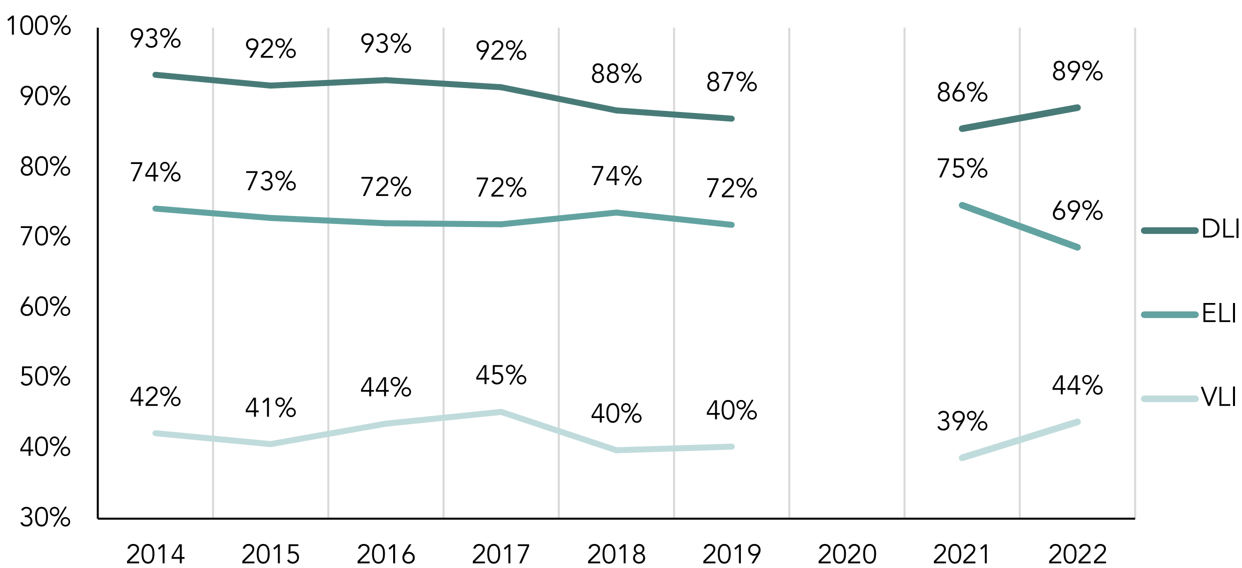


Source: California Housing Partnership analysis of 20221-year ACS PUMS data with HUD income levels.
**A household is considered moderately cost burdened if they pay between 30 and 50 percent of household income for housing costs and severely cost burdened if they pay more than 50 percent of household income for housing costs.*
***Asian & Pacific Islander, Black, and White only include households reporting only one race and do not identify their ethnic origin as Hispanic or Latino. Other race includes households reporting their race as Native American, Some other race, or Multiracial. Householders who identify their origin as Hispanic or Latino may be of any race.*

As shown in Table 7 and Figure 14 below, severe cost burden has been the unfortunate norm among Los Angeles County's lowest income households for the past eight years. However, the share of DLI and ELI renter households experiencing severe cost burden has declined modestly since 2014—by five (5) and seven (7) percent respectively in these two income groups. After several years of stability, the share of VLI renter households experiencing severe cost burden has increased by four (4) percent. Severe cost burden for LI and moderate-income renter households been more volatile, decreasing by seven (7) percent and increasing by 27 percent, respectively.

A larger number of middle- and high-income groups are beginning to experience higher levels of severe cost burden as well, particularly during the pandemic and recovery. Between 2019 and 2022, the share of moderate and above moderate-income renter households experiencing cost burden has increased by 24 percent and 2,551 percent, respectively. During this same time period, the share of severely cost burdened renter households increased two (2) percent for DLI and nine (9) percent for VLI groups and decreased by four (4) percent and 12 percent for ELI and LI groups, respectively. The general change in cost burdened households could be partially explained by the larger number of high-rent luxury units being built, the rise in asking rents, a preference of high-income renters for renting units that are amenity-rich, and by the rise in number of renters overall, particularly DLI and above moderate-income households.[14]

FIGURE 14: SHARE OF RENTER HOUSEHOLDS WHO ARE SEVERELY COST BURDENED BY INCOME GROUP* (2014-2022)



Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Due to pandemic-related challenges in data collection, ACS Census data from 2020 were left out of this analysis.

**A household is severely cost burdened if they pay more than 50 percent of household income on housing costs.*

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[14] Joint Center for Housing Studies of Harvard University, 2022. "America's Rental Housing: 2022." Website: https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_Americas_Rental_Housing_2022.pdf.

TABLE 7: SHARE OF SEVERELY COST BURDENED RENTER HOUSEHOLDS BY INCOME GROUP (2014-2022)

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%
2019	87%	72%	40%	13%	2%	0.04%
2021	86%	75%	39%	11%	2%	1%
2022	89%	69%	44%	11%	3%	0.9%

Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Due to pandemic-related challenges in data collection, ACS Census data from 2020 were left out of this analysis.

The absolute number of severely cost burden households has declined modestly, with 29,663 fewer renter households are severely cost burdened in 2022 than in 2014 (see Table 8 below). This decline is not seen across all income groups, however. While 58,991 (23 percent) fewer ELI experienced severe cost burden, the number of severely cost burdened households increased for every other income group except VLI—by 23,188 households (15 percent) for DLI, 2,324 households (6 percent) for LI, 2,753 households (43 percent) for moderate-income, and 1,681 households (86 percent) for above moderate-income respectively.

TABLE 8: SEVERELY COST BURDENED RENTER HOUSEHOLDS BY INCOME GROUP (2014-2022)

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**
2019	165,222	200,875	126,438	47,050	7,038	129	**546,752**
2021	224,206	197,267	123,312	37,160	6,992	2,987	**591,924**
2022	179,601	192,444	136,716	41,314	9,102	3,637	**562,814**
% Change (2014-2022)	**+15%**	**-23%**	**-0.5%**	**6%**	**+43%**	**+86%**	**-5%**

Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Due to pandemic-related challenges in data collection, ACS Census data from 2020 were left out of this analysis.

The very high and persistent shares of low-income households and households of color with cost burdens is a measure of how prevalent housing unaffordability and instability has become in Los Angeles County—and the insufficiency of the current housing market and housing safety net. According to HUD's latest "Worst Case Housing Needs Report," fewer than one in five very low-income renter households in in the Los Angeles-Long Beach-Anaheim Metropolitan Area received housing assistance in 2021, and 71 percent lack assistance and face either severe cost burdens or severely inadequate housing, or both.[15] Additionally, the increasing number of cost burdened moderate- and above-moderate households highlights how pervasive housing problems are and highlights the worsening situation for all renters.

Severe Cost Burden by Supervisorial District

As shown in Table 9 below, the distribution of severely cost burdened renter households by SD is generally proportional to the distribution of the county's overall population among SDs. In other words, no single district has a disproportionate concentration of households experiencing severe cost burden.

While the number of severely cost burdened households across the entire county has not changed significantly since 2014 (see Table 7 above), the change in severely cost burdened households has fluctuated across SDs over the last eight years. The number of renter households experiencing severe cost burden has declined in SDs 2 and 3 by 11 percent and two (2) percent but increased in SDs 1, 4, and 5 by three (3) percent, eight (8) percent, and 25 percent respectively since 2014-2015.

TABLE 9: PERCENTAGE OF SEVERELY COST BURDENED RENTER HOUSEHOLDS BY SD (2021)

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	19%	106,374	18%	+3%
SD 2	21%	134,816	23%	-11%
SD 3	21%	139,850	24%	-2%
SD 4	19%	98,202	17%	8%
SD 5	19%	112,683	19%	25%

Source: California Housing Partnership analysis of 2014-2015 and 2021 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**Percent change is the number of severely cost burdened households in each SD in 2021 relative to the number of severely cost burdened households in 2014-2015.*

[15] Office of Policy Development and Research of the U.S. Department of Housing and Urban Development, 2023. "Worst Case Housing Needs: 2023 Report to Congress." Website: https://www.huduser.gov/portal//portal/sites/default/files/pdf/Worst-Case-Housing-Needs-2023.pdf.

OVERCROWDING ANALYSIS

The overcrowding analysis documents rates of overcrowding in Los Angeles County by household income group and race and ethnicity. 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.[16]

Households that have more than one adult per room are considered overcrowded, and households with more than two adults per room are considered 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 about double the U.S. average, largely due to the state's high housing costs and slow housing development, low pay, and the propensity of households of Hispanic, Latinx, or Asian origin to live in multigenerational housing, all of which increases the likelihood of household overcrowding.[17,18] Among the ten largest metropolitan counties in California, Orange County and Santa Clara County are tied with the highest rate of renter overcrowding, followed closely by Los Angeles and San Mateo counties.[19] 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 Figure 15 and Table 10 below, although 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 Los Angeles County; lower-income renter households are not more likely to experience overcrowding than higher-income renter 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 and have an average household size of 1.95 persons compared to 2.59 for moderate-income households, for example. Rates of severe overcrowding, however, are higher for the lowest income households with DLI, ELI, VLI, and LI households 1.9 times, 3.3 times, 4 times, and 4.2 times more likely to be severely overcrowded respectively than above moderate-income households. Similarly, larger renter households are more likely to live in severely overcrowded rental homes: about seven out of ten severely overcrowded households have four or more individuals living in the home. Most of these

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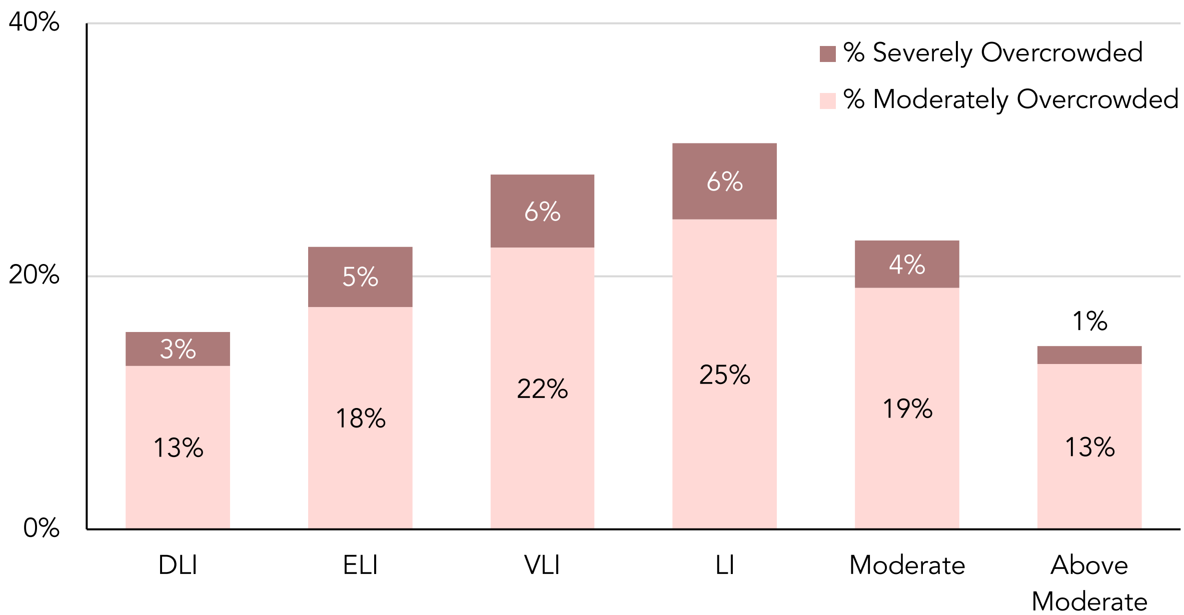
[16] Please note that the Census' definition of overcrowding varies slightly from this report's methodology. Most notably, the Census considers a kitchen a room and does not distinguish between children and adults in their measure. For the full definition, visit https://www.census.gov/housing/hvs/definitions.pdf.
[17] U.S. Census Bureau, 2022 ACS 1-Year Estimate, Table B25014, Tenure by Occupants per Room.
[18] Los Angeles Times, 2022. "Why it's so hard to fix housing overcrowding in Los Angeles." Website: https://www.latimes.com/homeless-housing/story/2022-10-19/overcrowding-los-angeles-housing-fix.
[19] California Housing Partnership analysis of U.S. Census Bureau 2022 ACS 1-Year PUMS data.

severely overcrowded renter households—85 percent—live in studios and one-bedroom apartments, which typically have lower median rents than larger homes.

FIGURE 15: SHARE OF RENTER INCOME GROUPS LIVING IN OVERCROWDED* CONDITIONS (2022)



Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**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.*

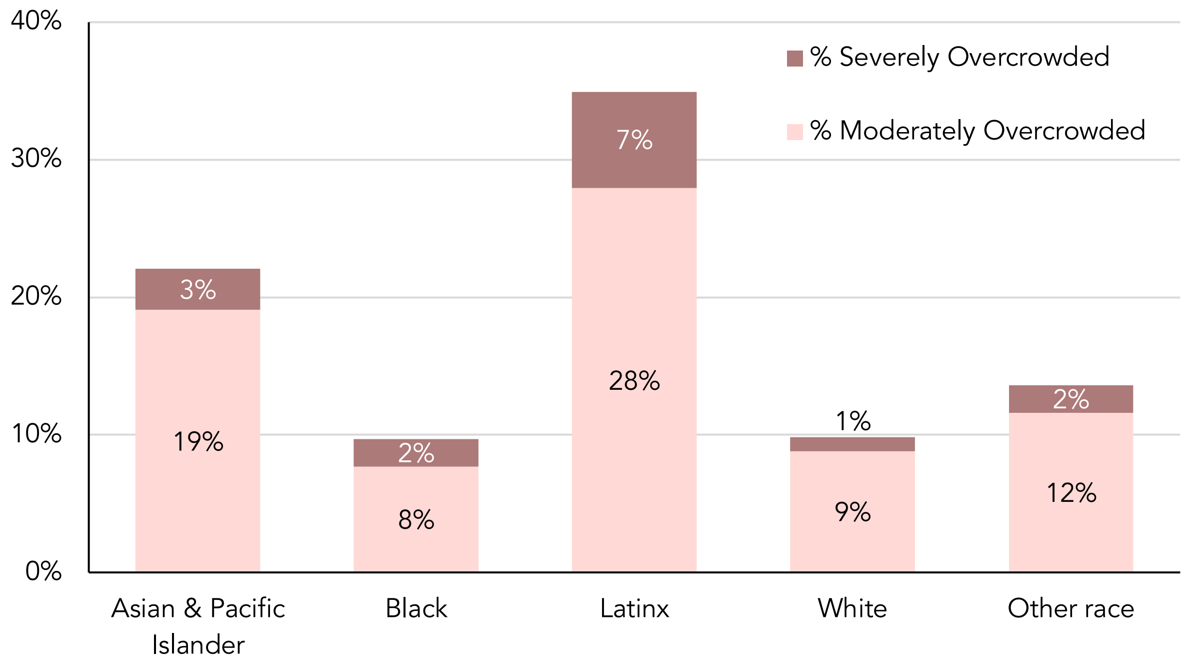
TABLE 10: OVERCROWDING ANALYSIS FOR RENTER HOUSEHOLDS (2022)

Income Group	Total Households	Not Overcrowded	Overcrowded	Severely Overcrowded*
DLI	202,764	84%	13%	3%
ELI	280,149	78%	18%	5%
VLI	312,255	72%	22%	6%
LI	367,040	69%	25%	6%
Moderate	311,548	77%	19%	4%
Above Moderate	387,244	86%	13%	1%
All Income Groups	**1,861,000**	**77%**	**19%**	**4%**

Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**The percentages of severely overcrowded households are a subset of the percentage of overcrowded households.*

Much like cost burden in Los Angeles County, people of color are more likely to experience overcrowding than their white counterparts (see Figure 16 below). Latinx renters have the highest share of overcrowding at 35 percent, followed by Asian & Pacific Islander renters at 22 percent. In contrast, just 10 percent of Black and 10 percent of White renter households live in overcrowded conditions.

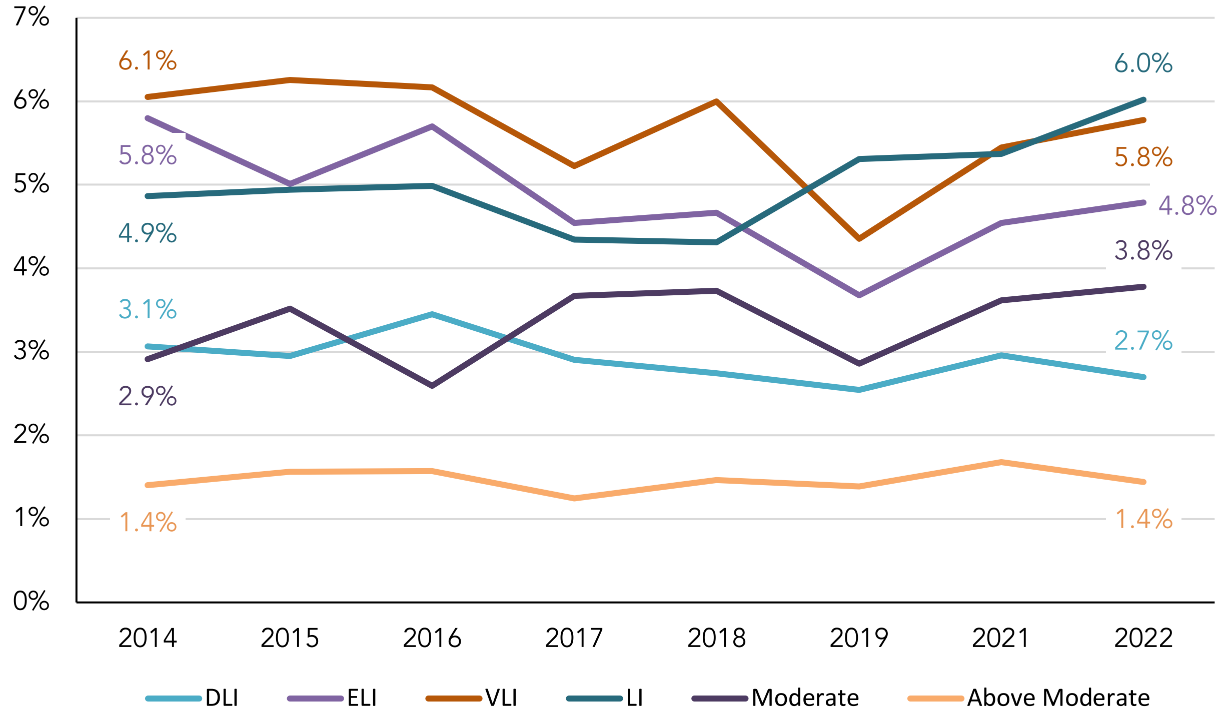
FIGURE 16: SHARE OF RENTER HOUSEHOLDS LIVING IN OVERCROWDED* CONDITIONS BY RACE AND ETHNICITY** (2022)



Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset.
**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.*
***These data represent the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian & Pacific Islander, Black, and White only include households reporting only one race and do not identify their ethnic origin as Hispanic or Latino. Other race includes households reporting their race as Native American, Some other race, or Multiracial. Householders who identify their origin as Hispanic or Latino may be of any race.*

As shown in Figure 17 below, rates of severe overcrowding have decreased somewhat across lower incomes and increased somewhat for higher incomes since 2014 in Los Angeles County. The share of ELI renter households living in severely overcrowded conditions has declined meaningfully since 2014—by 1 percentage point (17 percent). On the other hand, the share of LI households experiencing severe overcrowding has increased by 1.2 percentage points (24 percent) and moderate-income households by 0.9 percentage points (30 percent). Meanwhile the share of DLI and above moderate-income households living in severely overcrowded conditions has remained relatively consistent at around three (3) percent and 1.4 percent respectively for the last eight years.

FIGURE 17: SHARE OF RENTER INCOME GROUPS LIVING IN SEVERELY OVERCROWDED* CONDITIONS (2014-2022)



As the share of LI and moderate-income households living in severely overcrowded conditions has increased over time, so too has the absolute number of severely overcrowded households overall. As shown in Table 11 below, the number of renter households in Los Angeles County living in severely overcrowded conditions has increased by 3,158 households (4 percent) between 2014 and 2022. This increase was driven primarily by more LI and moderate-income households living in severely overcrowded conditions—6,262 (40 percent) more LI households and 3,728 (46 percent) more moderate-income households. Severe overcrowding increased to a lesser degree for DLI and above moderate-income households, by 333 (6 percent) and 733 (15 percent), respectively. This change in number and share of severely overcrowded households from the middle-income groups is likely indicative of a combination of factors already explored in Section 1: more DLI, LI, moderate, and above moderate-income renter households, higher rents, and a cumulative shortfall of rental homes affordable and available to the county's lowest and moderate-income households. In contrast, the number of ELI and VLI households living in severely overcrowded conditions declined during this time period—by 6,235 households (32 percent) and 1,663 households (8 percent), respectively. These trends loosely mirror the shifting composition of renter households in Los Angeles County since 2014.

It is worth pointing out that severe overcrowding increased across income levels between 2019 and 2022, likely related to the effects of the COVID-19 pandemic. The largest increases were in the number of ELI, VLI, and moderate-income severely overcrowded households, which rose by 31 percent, 32 percent, and 38 percent, respectively between 2019 and 2022. Overcrowded conditions have been correlated with higher infection and mortality rates of COVID-19, among other negative health outcomes.[20] Given that low-income and people of color, particularly Latinx people, are more likely to live in overcrowded conditions, there are disparities in health risks among these groups.

TABLE 11: NUMBER OF RENTER HOUSEHOLDS IN EACH INCOME GROUP LIVING IN SEVERELY OVERCROWDED* CONDITIONS (2014-2022)

Year	DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
2014	5,146	19,647	19,697	15,830	8,041	4,857	**73,218**
2015	4,839	14,947	20,357	17,205	9,842	5,886	**73,076**
2016	6,120	18,814	19,792	17,201	7,265	5,831	**75,023**
2017	4,648	13,571	15,577	15,446	11,070	4,780	**65,092**
2018	4,975	13,398	18,357	15,509	11,710	5,307	**69,256**
2019	4,831	10,275	13,671	19,579	8,550	5,058	**61,964**
2021	7,756	11,980	17,370	18,863	10,767	5,255	**71,991**
2022	5,479	13,412	18,034	22,092	11,769	5,590	**76,376**
% Change (2014-2022)	+6%	-32%	-8%	+40%	+34%	+46%	+4%

Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Due to pandemic-related challenges in data collection, ACS Census data from 2020 were left out of this analysis.

Overcrowding Analysis by Supervisorial District

A summary of the Overcrowding Analysis—which shows the distribution of severely overcrowded households by SD—is shown in Table 12 below. Severe overcrowding is concentrated in SDs 1 and 2, even when accounting for their relative shares of the county's overall population.

As the number of severely overcrowded households increased overall in Los Angeles, most SDs experienced a similar trend in 2021. Since 2014-2015, the number of renter households experiencing severe overcrowding has declined in SD 2 by 23 percent but increased by 14 percent, three (3) percent, eight (8) percent, and 18 percent in SDs 1, 3, 4, and 5 respectively.

[20] Kamis, et. Al, 2021. Overcrowding and COVID-19 Mortality Across U.S. Counties: Are Disparities Growing over Time? Website: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8219888/.

TABLE 12: PERCENTAGE OF SEVERELY OVERCROWDED RENTER HOUSEHOLDS BY SD (2022)

Percentage of Households in SD		# of Severely Overcrowded Households	% of Total Severely Overcrowded Households in LA County	% Change in Severely Overcrowded Households**
SD 1	19%	20,598	29%	+14%
SD 2	21%	20,020	28%	-23%
SD 3	21%	13,838	19%	+3%
SD 4	19%	11,409	16%	+8%
SD 5	19%	6,126	9%	+18%

Source: California Housing Partnership analysis of 2014-2015 and 2021 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

**Percent change is the number of severely cost burdened households in each SD in 2022 relative to the number of severely cost burdened households in 2014-2015.*

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

Housing Need During the Pandemic and Recovery

While there are several positive trends amidst the county's overwhelming housing affordability crisis highlighted throughout this section—a declining shortfall in affordable and available homes for the lowest income households, overall a smaller proportion of low-income households experiencing severe cost burden, increased housing stability and homeless services—the economic landscape in Los Angeles County shifted drastically in 2020 due to the COVID-19 pandemic.[21] As reported in the 2022 Los Angeles County Affordable Housing Outcomes Report,[22] housing insecurity was prevalent during the first year of the pandemic according to the Household Pulse Survey, with a high percentage of renters experiencing loss of income, rent arrears, and profound housing instability in the Los Angeles-Long Beach-Anaheim MSA. Rents continued to increase for many Los Angeles renters through 2023, and a large percentage of residents still report not being caught up on rent.

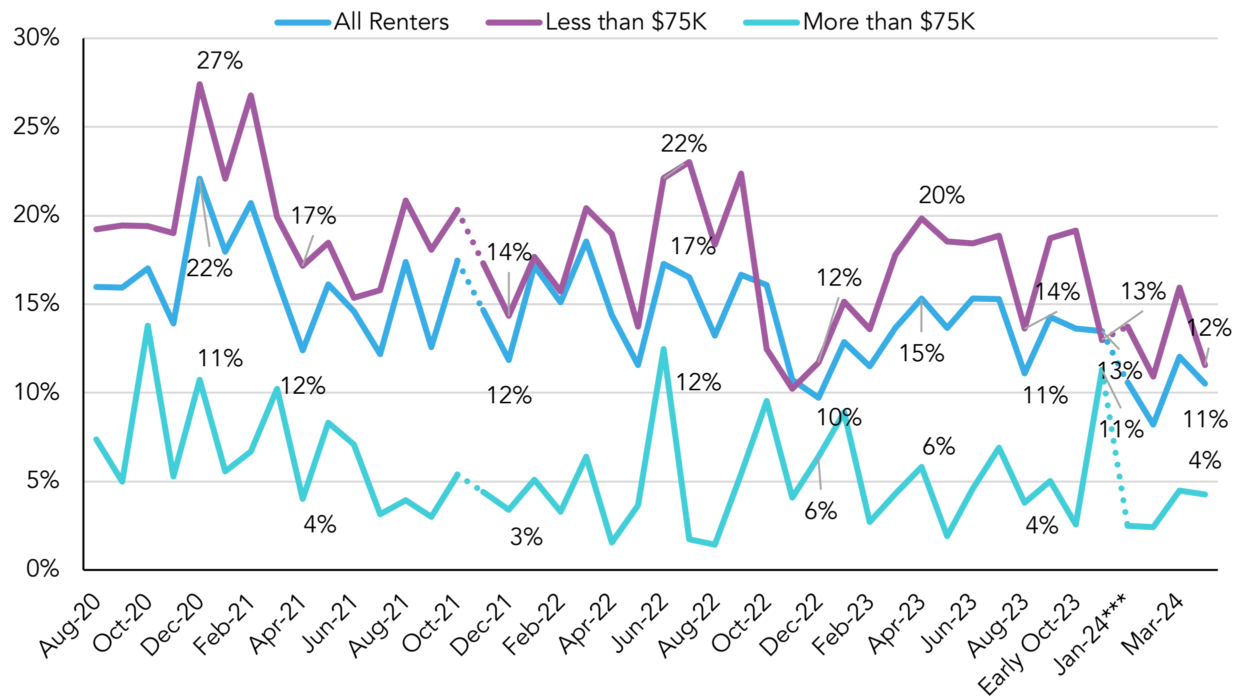
Data on housing stability from the Household Pulse Survey shows a modest, although inconsistent, improvement in the percentage of renters behind on rent throughout 2021 and into 2022 in the Los Angeles-Long Beach-Anaheim MSA. The percentage of respondents reporting that their household was not caught up on rent, meaning they had rent arrears, fell from a peak of 22 percent in December 2020 to

[21] Because ACS data is released annually—usually in October or November—for the previous year and the 2020 PIT count was conducted in January 2020, the gap, cost burden, overcrowding, and homelessness analyses do not capture the economic and social reality of the COVID-19 pandemic.

[22] California Housing Partnership, 2021. "Los Angeles County Affordable Housing Outcomes Report." Website: https://chpc.net/resources/los-angeles-county-annual-affordable-housing-outcomes-report-2021/.

12 percent in April 2021.[23] This percentage oscillated throughout 2022 and 2023 between 11 and 19 percent, averaging 14 percent. In the first four months of 2024, 10 percent of renters on average were behind on rent (see Figure 18 below). Renters in households earning less than $75,000 have reported higher rates of rent arrears than renters in households earning $75,000 or more during every stage of the pandemic and recovery thus far. Overall, the percentage of renters in arrears seemed to fall quickly after the American Rescue Plan was signed into law in March 2021, which included emergency rental assistance, expanded unemployment benefits, $1,400 direct payments, an expanded child tax credit, and several other forms of financial aid. Additionally, the percentage of renters in arrears fell along the same timeline as the release of the Golden State Stimulus I (beginning in April 2021) and II (between October 2021 to early January 2022). However, the percentages became more variable as these financial aid programs ended, such as the Emergency Rental Assistance Program in December of 2022, or were not continued, such as stimulus and economic impact payments.

FIGURE 18: PERCENTAGE OF RENTERS* WHO ARE NOT CAUGHT UP ON RENT PAYMENTS (AUGUST 2020-APRIL 2024)**

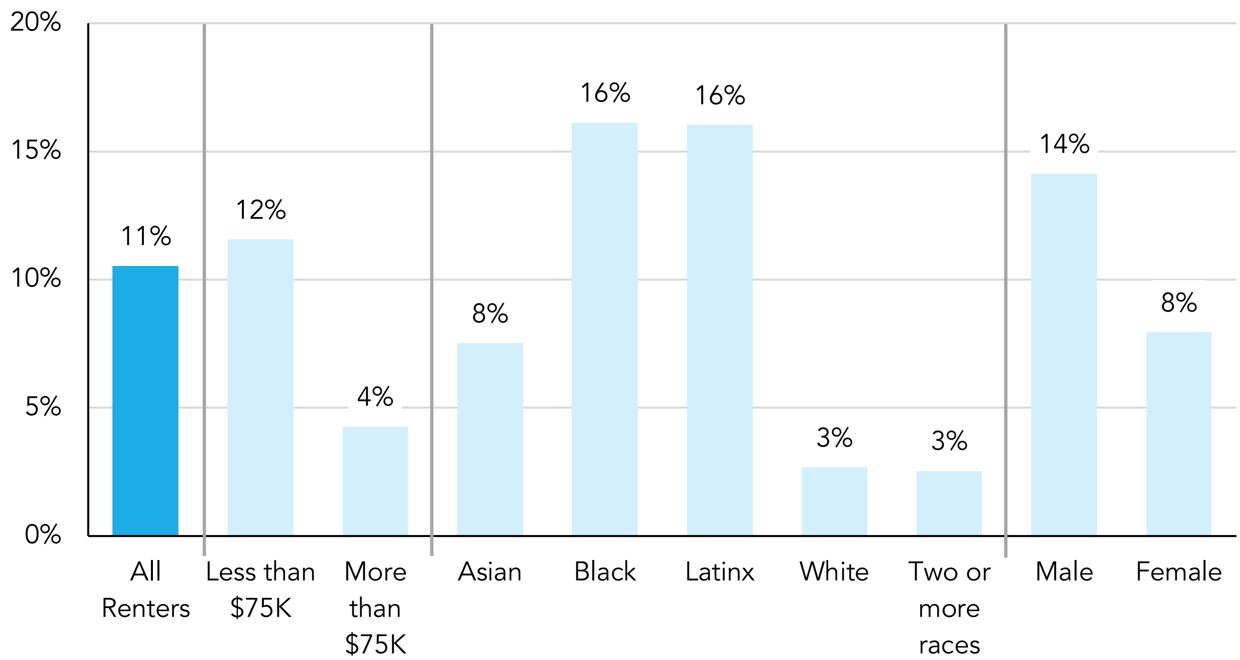


Source: California Housing Partnership analysis of Household Pulse Survey, U.S. Census Bureau, 2020-2024.
**The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the share of adults in households who are not caught up on rent. Note: Figures are averages of data collected in the corresponding month. For example, the October 2020 data point is an average of survey data collected Sept 30-Oct 12 and Oct 14-Oct 26.*
***The Census reworded the rent payment question in August 2020 (phase 2), making direct comparison with phase 1 estimates difficult. Therefore, results are only shown for August 2020 onward. No survey results were collected between October 12 and November 30, 2021 as it transitioned from phase 3.2 to 3.3.*
****No survey results were collected between October 30 and December 31, 2023 as it transitioned from phase 3.1 to 4.0.*

[23] The Household Pulse Survey likely underestimates the number of people behind on rent because of high non-response. When the survey was expanded in August 2020 ("phase 2"), it became longer, and more respondents skipped questions toward the end of the survey (including the housing questions). This non-response has tended to be higher among younger respondents and Black, Latinx, and Asian respondents.

As with other elements of housing need, households of color faced the greatest hardship in terms of housing instability. Even before the COVID-19 outbreak, the percentage of Black and Latinx renters experiencing cost burden, 62 percent and 56 percent, respectively, were already higher than that of white renters (51 percent). As of the April 2, 2024-April 29, 2024, Household Pulse survey, renters of color in the Los Angeles-Long Beach-Anaheim MSA were more likely to report that their household was behind on rent: 16 percent of Black renters, 16 percent of Latinx renters, and 8 percent of Asian renters, compared to 3 percent of white renters (see Figure 19 below).

FIGURE 19: PERCENTAGE OF RENTERS* WHO ARE NOT CAUGHT UP ON RENT PAYMENTS (APRIL 2024)



Source: California Housing Partnership analysis of Household Pulse Survey, U.S. Census Bureau, Apr. 2, 2024-Apr. 29, 2024.
**The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the share of adults in households who are behind on rent. This data represents the race/ethnicity and sex at birth of the person filling out the survey. Asian, Black, and White include adults reporting only one racial category and do not identify their ethnic origin as Hispanic or Latino. Adults who identify their ethnic origin as Hispanic or Latino may be of any race. Starting in July 2021 (phase 3.2), the survey included questions regarding sexual orientation and gender identity. However, the sample size was not large enough for the Los Angeles-Long Beach-Anaheim MSA to report these findings here.*

Homelessness in Los Angeles County

This section describes key indicators of homelessness in the 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 in the United States. HUD requires that each Continuum of Care (CoC) conduct a count of homeless persons who are sheltered in emergency shelters, transitional housing, and Safe Havens on a single night in January each year. CoCs also must conduct a count of unsheltered homeless persons every other year (odd numbered years), although The Los Angeles Homeless Services Authority (LAHSA) generally conducts the Greater Los Angeles Homeless PIT Count for the County every year. Note that the 2021 PIT Count was cancelled for the County, and as a result, it was excluded from the analysis that compares historical trends in this subsection.

On January 10th, 2023, the Board of Supervisors declared a state of emergency to address homelessness in Los Angeles County.[24] Following a similar action by Los Angeles Mayor Karen Bass in December of 2022, the County's emergency declaration demonstrates a renewed sense of urgency to expand and expedite services for the overwhelmingly large homeless population in the County. According to the Homeless Initiative, this declaration has allowed the County to accelerate hiring by 77 percent, reduce the amount of time it takes to place an unsheltered person into interim housing by half, and create new programs and partnerships to address homelessness.[25,26] However, these efforts took place after the 2023 PIT count and will not be reflected in the data reported here. As the following section will highlight, the County's homeless population has grown at an accelerated rate over the past decade and is a crisis within all Supervisorial Districts and CoCs. The County must continue to expand and increase the services and affordable housing available in order to meet the unique and multifaceted needs of its unhoused population.

The County, which includes the four CoCs, sustained a 14 percent increase in individuals experiencing homelessness between 2020 and 2023 (see Table 13 below). The CoCs saw a combined increase of 9,082 individuals experiencing homelessness. Notably, Long Beach CoC saw substantial growth in their homeless populations during the 2020-2023 period, increasing by 69 percent compared to a seven (7) percent increase between 2019 and 2020. The remaining CoCs experienced more modest growth over this period, although the Glendale CoC's homeless population actually decreased by 13 percent between 2022 and 2023.

TABLE 13: GREATER LOS ANGELES HOMELESS COUNT BY CoC (2023)

Continuum of Care	Number of Individuals Experiencing Homelessness	% Change in Number of Individuals Experiencing Homelessness*
Los Angeles CoC	71,320	+12%
Long Beach CoC	3,447	+69%
Pasadena CoC	556	+6%
Glendale CoC	195	+15%
Los Angeles County Total	**75,518**	**+14%**

Source: HUD 2022 AHAR PIT Estimates of Homelessness in the U.S.
***Percentage change is the number of individuals experiencing homelessness in 2023 relative to the number of individuals experiencing homelessness in 2020.*

[24] Los Angeles County, 2023. "LA County Declares State of Emergency on Homelessness." 11 January 2023. Website: https://homeless.lacounty.gov/news/la-county-declares-state-of-emergency-on-homelessness/
[25] County of Los Angeles Homeless Initiative, 2024. "LA County Reports Significant Progress in First Year of Emergency Homeless Response." Website: https://homeless.lacounty.gov/emergency/year-one/.
[26] LAHSA, 2023. "LA's Homeless Response Leaders Unite to Address Unsheltered Homelessness as Homeless Count Rises." 29 June, 2023. Website: https://www.lahsa.org/news?article=927-lahsa-releases-results-of-2023-greater-los-angeles-homeless-count.

According to LAHSA's recent presentation on the 2022 Greater Los Angeles Homeless Count, the County's increase in homelessness is part of a national trend and is driven by unaffordable rent, even as county programming continues to support a significant portion of the County's unhoused population. In 2023, the County made 23,664 permanent housing placements for people experiencing homelessness, continuing the annual trend of over 20,000 placements per year since 2018.[27] Another major initiative to address homelessness is Project Homekey, a state program initially started in response to the COVID-19 pandemic with the goal to increase the amount of interim and permanent affordable housing available to the state's most vulnerable populations during the pandemic. Through Project Homekey, Los Angeles County has acquired 2,157 units to date, with 533 units announced in 2023 alone.[28] To track its progress in serving the large homeless population, Los Angeles County provides the Homeless Initiative (HI) Impact Dashboard, an interactive tool that provides statistics on the progress of the County's homelessness services since July 2017 when Measure H revenue first became available.[29] The HI tool tracks the number of individuals served by the County's homelessness services over time as a whole, as well as by the subpopulations of families, single adults, veterans, and youth.

In spite of the increase in services and rental subsidies for households experiencing housing instability, cost burden, and homelessness, the homeless population of the County continues to outpace the County's ability to provide housing. Furthermore, the pandemic has impacted the County's ability to estimate need among its homeless population. Surges in the spread of COVID-19 due to increased transmissibility of certain variants impacted the County's ability to accurately count and survey homeless Angelenos. Due to the spread of the Omicron variant in winter 2021 and spring 2022, LAHSA saw a decrease in the number of surveys that were collected, particularly among families and transition-aged youth. [30] It is also important to note that during the pandemic and recovery, an increase in usage of cars and tents for shelter has impacted LAHSA's ability to gauge the unsheltered homeless population. The 2023 PIT count tallied a seven (7) percent increase in the use of tents, vehicles, and makeshift shelters, which impacts the number of unsheltered homeless individuals counted given current survey methodology while at the same time making homelessness more visible. To overcome this challenge, the County has implemented a new methodology to estimate of the number of people living in vehicles, tents, and makeshift shelters, putting that number at 37,010 individuals.[31] While progress is certainly being made in providing increased services and rental subsidies, the ongoing affordability crisis and the lasting economic impacts of COVID-19 have increased demand faster than the County has been able to increase the supply of these services.

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[27] LAHSA, 2023. "2023 Greater Los Angeles Homeless Count Deck." Presentation, 29 June 2023. Website: https://www.lahsa.org/documents?id=7232-2023-greater-los-angeles-homeless-count-deck.pdf.

[28] County of Los Angeles Homeless Initiative Homekey. https://homeless.lacounty.gov/homekey/.

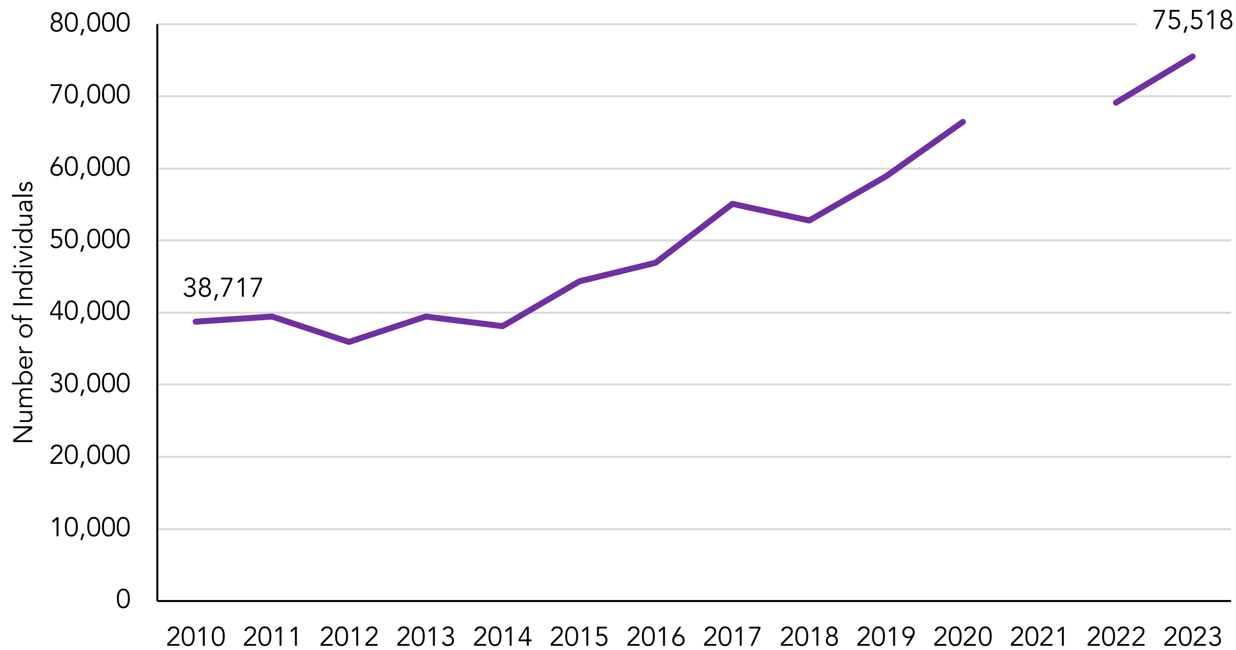
[29] Los Angeles County, 2023. "Los Angeles County Homeless Initiative Impact Dashboard." 26 April 2023. Website: https://homeless.lacounty.gov/impact-dashboard/

[30] LAHSA, 2022. "2022 Greater Los Angeles Homeless Count Deck." Presentation, 8 September 2022. Website: https://www.lahsa.org/documents?id=6545-2022-greater-los-angeles-homeless-count-deck.pdf.

[31] Ibid.

As shown in Figure 20 below, the number of individuals experiencing homelessness has nearly doubled from 38,717 to 75,518 since 2010.[32] In addition to reflecting a growth in the homeless population, this increase can be explained, in part, by improvements to the Greater Los Angeles Homeless Count over the years, including additional funding and methodology improvements to more accurately count individuals experiencing homelessness.

FIGURE 20: NUMBER OF INDIVIDUALS EXPERIENCING HOMELESSNESS IN LOS ANGELES COUNTY (2010-2022)



Source: LAHSA, 2023. " 2023 Greater Los Angeles Homeless Count".
**Note: 2021 is not included in this graphic due to the cancellation of the 2021 LA County PIT Count.*

Homelessness by Supervisorial District

The population experiencing homelessness is not proportionally distributed across Supervisorial Districts. SDs 1 and 2 contain the majority of the homeless population in LA County, with both SDs each containing 28 percent of the County's total (see Table 14 below). While three of the five SDs saw increases in the number of individuals experiencing homelessness, SDs 1 and 4 had the most substantial growth in their homeless population with a 31 percent and 33 percent increase, respectively. In contrast, SDs 2 and 3 experienced drops in their homeless population with a decrease of 14 percent and 7 percent, respectively. Across all SDs, an additional 2,708 individuals were experiencing homelessness (a 4 percent increase) between 2020 and 2022.

[32] While the Great Los Angeles Homeless Count has improved its data collection processes each year and 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.

TABLE 14: GREATER LOS ANGELES HOMELESS COUNT BY SD (2022)*

Percentage of Households in SD		Individuals Experiencing Homelessness		% Change From 2020*
		#	%	
SD 1	31%	19,060	28%	+31%
SD 2	28%	19,536	28%	-14%
SD 3	21%	13,485	20%	-7%
SD 4	9%	8,969	13%	+33%
SD 5	11%	8,094	12%	+2%
Total	**100%**	**69,144**	**100%**	**+4%**

Source: LAHSA 2022 Greater Los Angeles Homeless Count. Reflects counts based on Supervisorial District (SD) boundaries after redistricting in December 2021.

**Percentage change compares the 2020 and 2022 PIT Counts. 2020 counts are based on SD boundaries before redistricting in December 2021.*

Table 15 below contains additional demographic information gathered by LAHSA during the Greater Los Angeles Homeless Count for the Los Angeles CoC. According to these data:

- Forty-one (41) percent of the County’s homeless population (26,968 individuals) experiences chronic homelessness;
- A majority of individuals experiencing homelessness are Latinx or Black—44 percent and 30 percent, respectively. Twenty-one (21) percent are white, one (1) percent are Asian or Native Hawaiian/Other Pacific Islander, three (3) percent are multiracial, and one (1) percent are Native American;
- Thirty-six (36) percent report that they have endured domestic or intimate partner violence—within that group, approximately six (6) percent report that they are homeless due to domestic or intimate partner violence;
- Sixty-six (66) percent of individuals experiencing homelessness are male (including transgender), 33 percent are female (including transgender), and 0.9 percent are gender non-binary;
- More than one percent (1.4 percent) of individuals experiencing homelessness are transgender (of any gender identity);
- Ten (10) percent of the homeless population in the county are under the age of 18, a decrease from 12 percent in 2020;
- Twenty-two (22) percent of the County’s homeless population reported having a serious mental illness, nine (9) percent reported having a developmental disability, and 19 percent reported having a physical disability;
- Twenty-four (24) percent of individuals experiencing homelessness in the county reported having a substance use disorder; and
- Veterans make up five (5) percent of individuals experiencing homelessness.

TABLE 15: SELECT DEMOGRAPHICS BY SHARE OF INDIVIDUALS EXPERIENCING HOMELESSNESS IN LOS ANGELES CoC BY SUPERVISORIAL DISTRICT*

Sub-population	SD 1		SD 2		SD 3		SD 4		SD 5	
	#	%	#	%	#	%	#	%	#	%
Veterans	1,338	7%	719	4%	867	6%	165	3%	384	5%
Chronically Homeless	8,692	46%	7,168	37%	6,003	45%	2,300	41%	2,805	38%
Gender										
Male (includes transgender)	12,485	66%	12,476	64%	9,345	69%	3,966	70%	4,885	66%
Female (includes transgender)	6,351	33%	6,852	35%	3,945	29%	1,680	30%	2,388	32%
Gender Non-Binary (includes transgender)	181	0.9%	168	0.9%	145	1.1%	27	0.5%	84	1.1%
Questioning (includes transgender)**	43	0.2%	40	0.2%	50	0.4%	0	0%	0	0%
Transgender***	282	1.5%	264	1.4%	263	2%	69	1.2%	33	0.4%
Race and Ethnicity****										
American Indian/Alaska Native	234	1%	131	1%	164	1%	28	0%	43	1%
Asian	200	1%	140	1%	186	1%	20	0%	58	1%
Black/African American	5,771	30%	8,101	41%	3,281	24%	775	14%	1,849	25%
Hispanic/Latino	8,922	47%	9,026	46%	4,869	36%	3,773	67%	2,281	31%
Native Hawaiian/Other Pacific Islander	64	0.34%	25	0.13%	32	0.24%	13	0.23%	4	0.05%
White	3,284	17%	1,754	9%	4,425	33%	1,045	18%	2,978	40%
Multiracial/Other	585	3%	359	2%	528	4%	19	0.3%	144	2%
Age										
Under 18 years old	1,190	6%	2,804	14%	1,346	10%	348	6%	658	9%
62+ years old	2,099	11%	2,037	10%	1,249	9%	690	12%	666	9%
Health/Disability*****										
Substance Use Disorder	5,548	N/A	3,914	N/A	3,450	N/A	1,456	N/A	1,022	N/A
HIV/AIDS	476	N/A	274	N/A	335	N/A	91	N/A	143	N/A
Serious Mental Illness	4,586	N/A	3,700	N/A	3,220	N/A	1,082	N/A	1,510	N/A
Developmental Disability	2,272	N/A	1,480	N/A	1,462	N/A	369	N/A	363	N/A
Physical Disability	4,190	N/A	3,593	N/A	2,511	N/A	924	N/A	937	N/A

Sub-population	SD 1		SD 2		SD 3		SD 4		SD 5	
	#	%	#	%	#	%	#	%	#	%
Domestic/Intimate Partner Violence										
Domestic/Intimate Partner Violence******	7,506	N/A	5,004	N/A	5,326	N/A	1,746	N/A	3,583	N/A
Homeless Due to Fleeing DV/IPV	1,155	N/A	947	N/A	900	N/A	319	N/A	452	N/A
Los Angeles CoC Total	**19,060**		**19,536**		**13,485**		**5,673**		**7,357**	

Source: LAHSA. 2022 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.*

***Measures that compare PIT results from 2020 are not available for certain gender subpopulations, due to the addition of "Questioning" as a new gender category in 2022.*

****Transgender population totals are inclusive of individuals from all gender identities; the share of the transgender homeless population is a separate measurement from the male, female, and non-binary totals, highlighting the share of the total homeless population that is transgender, of any gender identity or expression.*

*****All race and ethnic categories are non-overlapping. In other words, each individual identifies with one race or ethnicity (Black alone, white alone, Asian alone, etc.). Individuals who identify as Hispanic/Latino can be of any race.*

******Health/Disability indicators are not mutually exclusive (a person may report more than one). Percentages 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 the County financed by federal, state, and local programs and County policies, funding, and operating subsidy programs. In addition, this section identifies developments at risk of losing affordability and 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.[33] In total, this section considers affordable housing developments with:

- Federal and state Low-Income Housing Tax Credits (LIHTC/"tax credits");[34,35]
- Project-based rental assistance contracts, grants, and subsidized loans issued directly by the U.S. Department of Housing and Urban Development (HUD);
- Subsidized loans and Section 8 contracts issued and managed by the California Housing Finance Agency (CalHFA);
- Subsidized loans, grants, and rental assistance administered and managed by the California Department of Housing and Community Development (HCD);
- Public housing and affordable developments owned by the Los Angeles County Development Authority (LACDA) and other public housing authorities, as well as project-based and tenant-based vouchers contracted by LACDA;
- 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 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 (FHSU) Program; and

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[33] This assessment includes developments financed or assisted by HUD, USDA, CalHFA, HCD, and LIHTC programs or otherwise restricted by regulatory agreements with local governments or other local agencies. The California Housing Partnership is in the process of incorporating data on and local programs into its loss and risk analysis, but this data was not fully available at the time of this Report's preparation.
[34] This includes awarded developments, some of which are not yet placed in service.
[35] The state Low-Income Housing Tax Credit was authorized in 1987 to complement the federal tax credit program.

- Regulatory agreements and rent restrictions from former redevelopment agencies, local governments, and other public entities.

Identification of At-Risk and Lost Developments

The California Housing Partnership assesses the historical loss and conversion risk of affordable rental developments in the County by categorizing each affordable development financed or assisted by HUD, HCD, CalHFA, and LIHTC programs or otherwise restricted by regulatory agreements with local governments or other local agencies into the following groupings:[36]

- **Lost:** The development has converted to market-rate prices, affordability restrictions have ended, and no known overlapping financing has extended affordability.
- **Very High Risk of Conversion:** Affordability restrictions end in less than one year, no known overlapping subsidies extend affordability, and a stable mission-driven nonprofit developer does not own the development.
- **High Risk of Conversion:** Affordability restrictions end in one to five years, no known overlapping subsidies extend affordability, and a stable mission-driven nonprofit developer does not own the development.
- **Moderate Risk of Conversion:** Affordability restrictions end in five to ten years, no known overlapping subsidies extend affordability, and a stable mission-driven nonprofit developer does not own the development.
- **Low Risk of Conversion:** Affordability restrictions extend beyond ten years, or a stable mission-driven nonprofit developer owns the development.

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

[36] 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 unintentional inaccuracies in the analysis or in the data processed from federal, state, and local agencies.

Inventory of Affordable Rental Housing

There are currently 146,571 affordable homes in the County administered and subsidized by federal, state, County, and other local programs and financing mechanisms. Table 16 shows the distribution of this inventory by Supervisorial District (SD).[37] Figure 21 shows a map of affordable housing across the County. SD-level maps of the inventory are available in Appendix C: Full Data Findings, Section 2.

TABLE 16: SUMMARY OF FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN LOS ANGELES COUNTY IN 2023

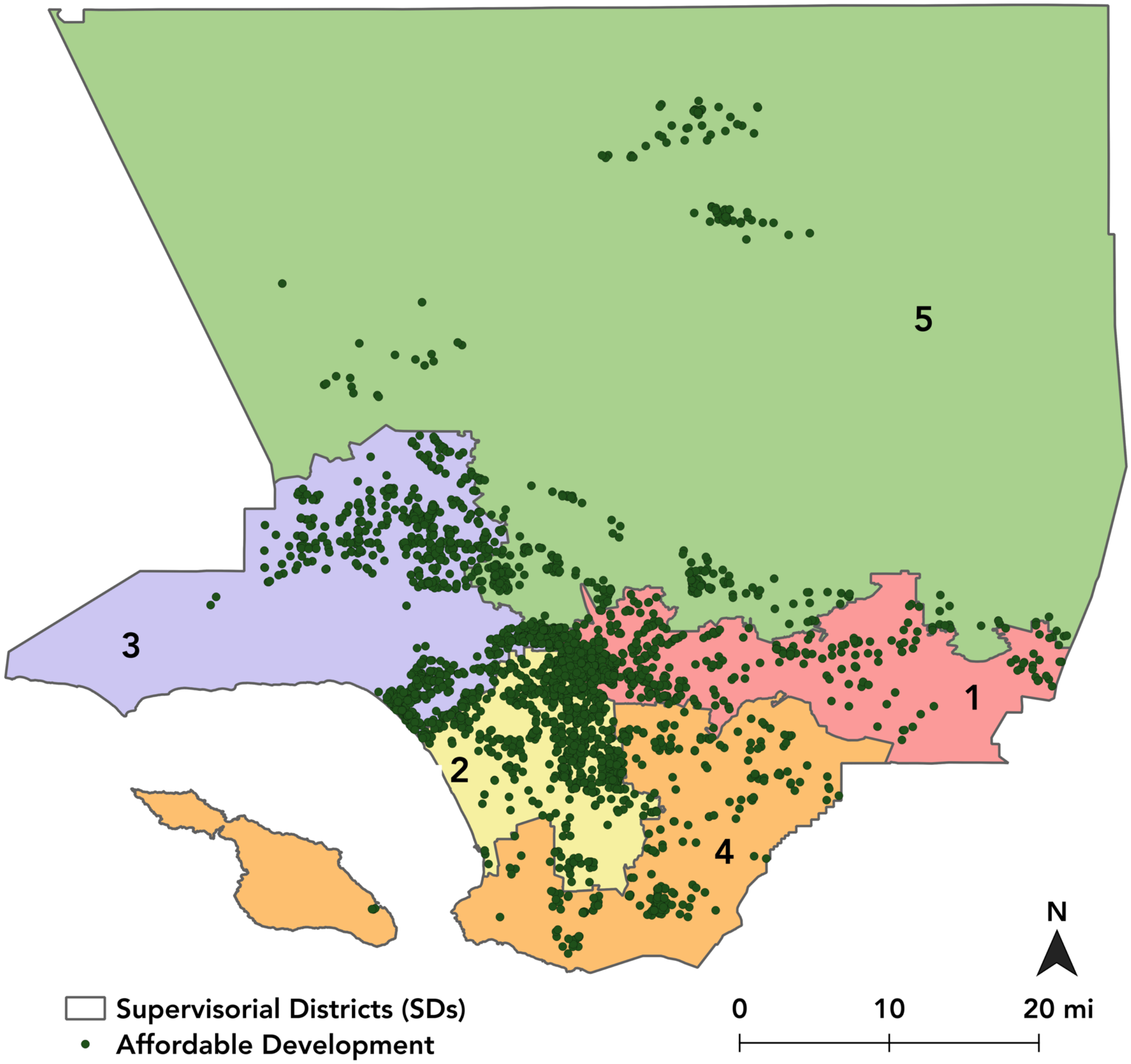
SD	Developments	Affordable Homes	% of Total County Inventory	% Change*
SD 1	659	44,210	30%	+1%
SD 2	732	34,546	24%	+1%
SD 3	907	27,924	19%	+3%
SD 4	237	19,169	13%	+2%
SD 5	369	20,722	14%	+3%
Unincorporated Los Angeles**	*208*	*10,038*	*7%*	+1%
County Total	**2,904**	**146,571**	**100%**	**+2%**

Source: California Housing Partnership Preservation Database, April 2024. LACDA, HACLA, DRP and DMH.
**Percent change is the number of affordable homes available in each Supervisorial District in 2023 relative to the number of affordable homes available in 2022, including those not yet placed in service.*
***This is a subset of the developments and affordable homes listed in SDs 1 – 5.*

Between 2022 and 2023, there was a two (2) percent increase in the affordable housing inventory in the County. This increase is attributed to successful investments by LACDA, developer partners obtaining tax credit awards through the LIHTC program, as well as entitlements and land use mechanisms monitored by DRP. The most significant increase in affordable homes between 2022 and 2023 were in SD 3 and 5.

[37] Updated boundaries of Supervisor Districts were adopted on December 15, 2021. We have updated our analysis to reflect these updated boundaries which may cause summary numbers to differ from prior reports.

FIGURE 21: 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 program—created in 1986 and made permanent in 1993—is the largest source of federal funding for constructing and rehabilitating 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 nationwide.[38] There are two types of federal tax credits: competitive 9 percent credits—allocated annually by the IRS on a per capita basis to each state—and non-competitive 4 percent credits. While the 4 percent credit offers a subsidy of less than half the value of the 9 percent credits, it has been a virtually uncapped and non-competitive resource because developers

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

obtain it through an allocation of tax-exempt private activity mortgage revenue bonds, which had historically not been competitive until the end of 2019. In addition to federal tax credits, California also has state low-income housing tax credits, which were authorized in 1987 to complement the federal tax credit program. Unlike the federal tax credits, which are taken over ten years, the state tax credits are taken over four years. Because state credits are also in limited supply, TCAC awards them competitively. Of the permanently allocated state credits (roughly $100 million a year), 85 percent help support 9 percent LIHTC developments and 15 percent are reserved for 4 percent LIHTC developments.[39] In addition, the state has appropriated $500 million in additional state credits for use with 4 percent and tax-exempt bond projects for several years.

Since 1987, County developers have won over $13 billion in federal LIHTC awards and $871 million in state LIHTC awards, which have financed the production and preservation of nearly 105,000 affordable homes in 1,595 developments.[40] In 2023, more than 3,300 affordable homes were awarded through the LIHTC program, a three (3) percent increase to the county's total LIHTC affordable housing stock.

In 2023, state LIHTC awards increased and the number of affordable homes funded decreased slightly from 2022. See Figure 22 for LIHTC trends in the County between 2008-2023 and Appendix C: Full Data Findings, Section 2 for annual data since 1987.

A dramatic increase in the demand for tax-exempt bonds occurred at the end of 2019 leading to tax-exempt bonds becoming competitive for the first time in California at the beginning of 2020. Due to this newfound scarcity, the state enacted a revamped allocation system that heavily prioritized new production; thus rehabilitation projects were largely unable to obtain resources since they were de-prioritized by the system, and even new construction developments faced an uphill battle competing for bond allocations. In 2023, however, the demand for tax-exempt bonds for new construction began to flag as developments funded by state bonds and local financing vehicles dwindled, such as the City of Los Angeles' Proposition HHH. For the first time in five years, there was insufficient demand from new construction developments to utilize all the bond authority set aside for them.

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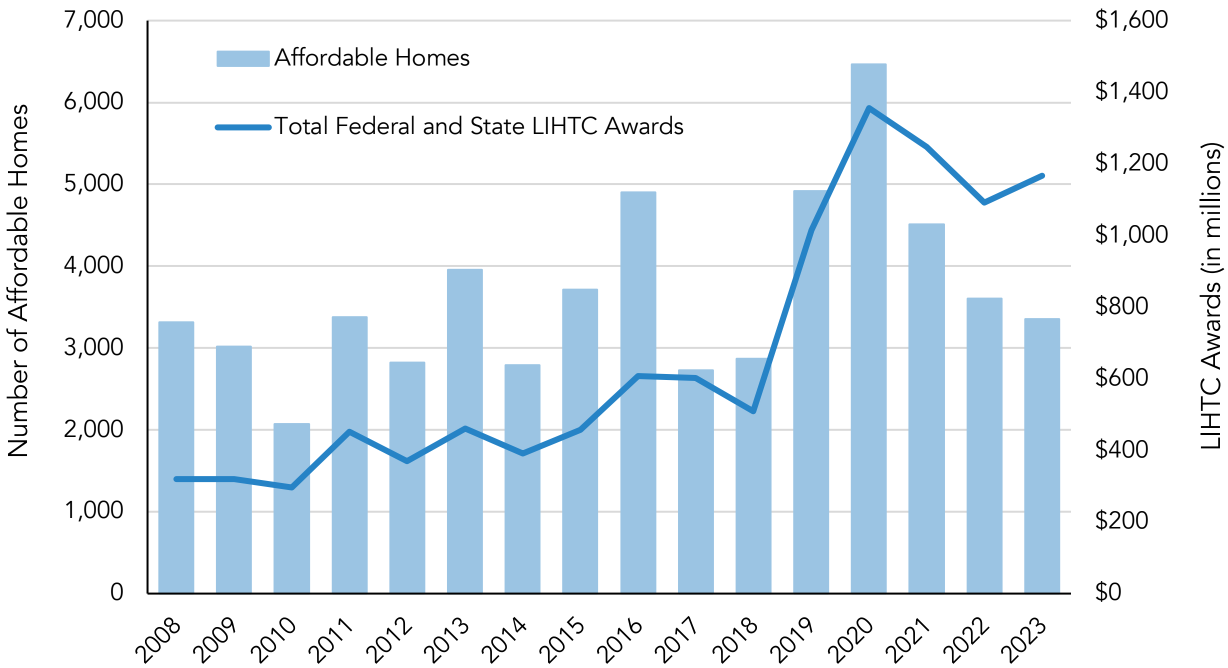
[39] To learn more about California's Low-Income Housing Tax Credit program, see the California Tax Credit Allocation Committee's Program Overview, available online at https://www.treasurer.ca.gov/ctcac/program.pdf.
[40] These totals include all developments that have been awarded LIHTCs, even those that have not yet been placed in service or have since converted to market rate.

FIGURE 22: LIHTC DEVELOPMENTS*IN LOS ANGELES COUNTY (2007-2023)**



Source: California Housing Partnership Preservation Database, April 2024.
**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 the County's five SDs is shown below in Table 17. Highlights include:

- SDs 1 and 2 have the largest share of LIHTC affordable homes—33 percent and 23 percent, respectively; and
- The number of LIHTC affordable homes increased countywide by two (2) percent between 2022 and 2023.

TABLE 17: LIHTC DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2023)

SD	Developments	Affordable Homes	% of Total County LIHTC Inventory**
SD 1	383	29,732	33%
SD 2	333	21,360	23%
SD 3	235	14,799	16%
SD 4	131	13,144	15%
SD 5	137	11,952	13%
Total	**1,219**	**90,987**	**100%**

Source: California Housing Partnership Preservation Database, April 2024.
**Includes awarded developments not yet placed in service and developments subsidized by HUD, HCD, and CalHFA or otherwise restricted by other local program affordability restrictions. Data presented here is a subset of data in Table 2 and reflects updated Supervisorial District boundaries adopted December 15, 2021.*
***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, 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. More than 600 developments contain more than 41,000 affordable homes with HUD-subsidized mortgages and Section 8 contracts.[41]

The geographic distribution of HUD-subsidized developments across the County's five SDs is shown in Table 18. SDs 1, 2, and 3 have the largest share of HUD-subsidized homes.

TABLE 18: HUD-SUBSIDIZED DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2023)

SD	Developments	Affordable Homes	% of Total County HUD Inventory**
SD 1	124	10,464	25%
SD 2	160	10,329	25%
SD 3	157	9,037	22%
SD 4	72	5,270	13%
SD 5	97	6,397	15%
Total	**610**	**41,497**	**100%**

Source: California Housing Partnership Preservation Database, April 2024.
**Includes developments that LIHTC and CalHFA also subsidize or are otherwise restricted by other local program affordability restrictions. Data presented is a subset of data in Table 2 and reflects updated Supervisorial District boundaries adopted December 15, 2021.*
***Percent of total County HUD inventory represents the share of HUD affordable homes in each SD.*

California Housing Finance Agency (CalHFA) Affordable Homes

Since 1975, the California Housing Finance Agency (CalHFA) has provided renters and homebuyers with subsidized loans to build affordable housing as the state's chartered affordable housing lender. One hundred twenty-four rental developments contain more than 3,700 affordable homes with CalHFA loans in the County.[42] The geographic distribution of these developments across the County's give SDs is shown in Table 19. SDs 1 and 3 have the largest share of CalHFA-financed homes.

[41] California Housing Partnership Preservation Database, April 2024.
[42] California Housing Partnership Preservation Database, April 2024.

TABLE 19: CALHFA FINANCED DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2023)

SD	Developments	Affordable Homes	% of Total County CalHFA Inventory**
SD 1	33	1,049	28%
SD 2	24	661	17%
SD 3	27	914	24%
SD 4	20	751	20%
SD 5	20	399	11%
Total	**124**	**3,774**	**100%**

Source: California Housing Partnership Preservation Database, April 2024.
**Includes developments subsidized by HCD, LIHTC, and HUD or otherwise restricted by other local program affordability restrictions. Data presented here is a subset of data in Table 2. and reflects updated Supervisorial District boundaries adopted December 15, 2021.*
***Percent of total County CalHFA inventory represents the share of CalHFA affordable homes in each SD.*

California Department of Housing and Community Development (HCD) Affordable Homes

The California Department of Housing and Community Development (HCD) has provided grants, loans, and rental assistance to renters and home buyers since the 1970s. Three hundred thirteen rental developments contain more than 17,579 affordable homes with HCD loans and rental assistance contracts in the County.[43] The geographic distribution of HCD-subsidized developments across the County's five SDs is shown in Table 20. SD 1 has the largest share of HCD-subsidized homes.

TABLE 20: HCD FINANCED DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2023)

SD	Developments	Affordable Homes	% of Total County HCD Inventory**
SD 1	107	6,867	39%
SD 2	73	3,775	21%
SD 3	72	3,668	21%
SD 4	32	1,903	11%
SD 5	29	1,366	8%
Total	**313**	**17,579**	**100%**

Source: California Housing Partnership Preservation Database, April 2024.
**Includes developments subsidized by LIHTC, CalHFA, and HUD or otherwise restricted by other local program affordability restrictions. Data presented here is a subset of data in Table 2 and reflects updated Supervisorial District boundaries adopted December 15, 2021.*
***Percent of total County HCD inventory represents the share of HCD affordable homes in each SD.*

[43] California Housing Partnership Preservation Database, April 2024.

Los Angeles County Development Authority (LACDA) Owned Development

Public Housing Authorities (PHAs) own and operate housing with guaranteed affordable rents to no more than 30 percent of income to households earning no more than 80 percent of AMI.[44] In recent years, California's public housing stock has decreased due to a lack of funding appropriations by Congress and the conversion of some public housing into a public-private partnership ownership model through the Rental Assistance Demonstration (RAD) program.

Four jurisdictions have PHAs with development portfolios: the City of Baldwin Park, the City of Lomita, the City of Los Angeles (HACLA), and LACDA.[45] Summary data from each PHA are shown in Tables 21 and 22, and Figure 23. Highlights include:

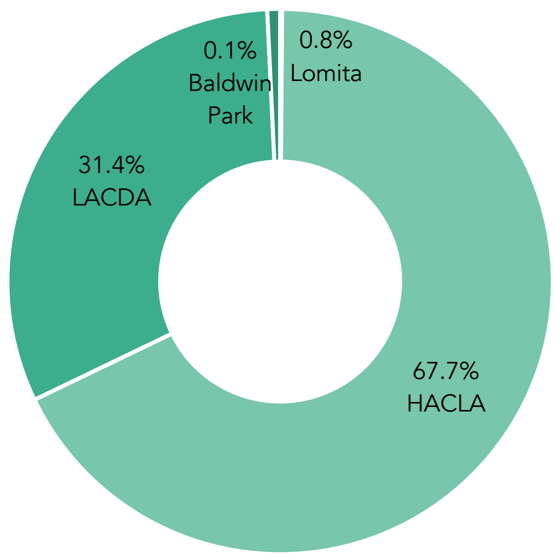
- HACLA owns more than two thirds of PHA-owned homes in the County; and
- Sixty-four percent of PHA-owned homes are concentrated in the County's SD 1 and SD 2.

TABLE 21: PUBLIC HOUSING AUTHORITY OWNED HOME IN LOS ANGELES COUNTY

Public Housing Authority	Affordable Homes
Housing Authority of the City of Baldwin Park	12
Housing Authority of the City of Lomita	78
Housing Authority of the City of Los Angeles (HACLA)*	6,971
Los Angeles County Development Authority (LACDA)	3,229
Total	**10.290**

Source: HUD, LACDA, and HACLA.
**Does not include 100% market, Project-Based Voucher (PBV) Only, Tenant-Based Voucher Only, RAD conversions, or homeowner developments.*

FIGURE 23: PROPORTION OF TOTAL PHA INVENTORY BY PHA*



[44] At initial occupancy, PHAs guarantee affordable rents up to 30 percent of income to households earning no more than 50 percent of AMI.
[45] 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. New data on HACLA owned developments was included in this year's report.

TABLE 22: SUMMARY OF PUBLIC HOUSING AUTHORITY-OWNED DEVELOPMENTS IN LOS ANGELES COUNTY BY SD

SD	PHA	Developments	Affordable Homes	% of Total County PHA Inventory*
SD 1	*LACDA*	*10*	*677*	*7%*
	*HACLA***	*7*	*1,496*	*15%*
	City of Baldwin Park	*1*	*12*	*0.1%*
	Subtotal	**18**	**2,185**	**21%**
SD 2	*LACDA*	*40*	*592*	*6%*
	*HACLA***	*31*	*3,848*	*37%*
	Subtotal	**71**	**4,440**	**43%**
SD 3	*LACDA*	*6*	*451*	*4%*
	*HACLA***	*8*	*665*	*6%*
	Subtotal	**14**	**1,116**	**11%**
SD 4	*LACDA*	*5*	*1,104*	*11%*
	*HACLA***	*3*	*888*	*9%*
	City of Lomita	*1*	*78*	*1%*
	Subtotal	**9**	**2,070**	**20%**
SD 5	*LACDA*	*5*	*405*	*4%*
	*HACLA***	*2*	*74*	*1%*
	Subtotal	**7**	**479**	**5%**
County	Grand Total	119	10,290	100%

Source: HUD, LACDA, and HACLA. Data presented here reflects updated Supervisorial District boundaries adopted December 15, 2021. New data on HACLA owned developments was included in this year's report.
**Percent of total County inventory represents the share of affordable homes in each PHA. Data presented here is a subset of data in Table 2. Percentages may not sum to 100% due to rounding.*
***Does not include 100% market, Project-Based Voucher (PBV) only, Tenant-Based Voucher Only, RAD conversions, or homeowner developments. Jordan Downs scattered sites and the New Dana Strand development are consolidated as single developments.*

Housing Choice Vouchers

The Housing Choice Voucher (Voucher), previously referred to as a Section 8 voucher, is a flexible tool for helping the lowest-income households afford the cost of housing in the private market. Vouchers cover the difference between the full rent for an apartment in the private market, and the affordable rent households pay, typically 30 percent of their income. Vouchers are available to households earning up to 50 percent of AMI on initial occupancy and so long as the household earns no more than 80 percent of AMI after acquiring the voucher. There are typically two types of vouchers, project-based and tenant-based. Project-based vouchers are when PHAs award a contract for multiple vouchers to a particular owner to subsidize the rents of several apartments at a specific property. Tenant-based vouchers travel with the tenant and can be used to rent an apartment where a landlord will accept it.[46]

Maximizing the use of project-based vouchers is considered a best practice because it enables vouchers to be used to finance new construction of affordable homes and potentially leverage considerable amounts of private financing.[47]

According to HUD, PHAs in the County had 103,652 tenant-based vouchers available in 2023 3,800 more vouchers than in 2022. Summary data on tenant-based vouchers from each PHA is shown in Table 23 and Figure 24. Highlights:

- LACDA and HACLA allocated 79 percent of vouchers in the County in 2023, a similar proportion to what both PHAs allocated from 2017-2021; and
- Overall, the PHAs in the County saw a four percent increase in the number of available tenant-based vouchers, with County of Los Angeles, the City of Long Beach, and the City of Los Angeles PHAs seeing the largest increases from 2022.

[46] 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.

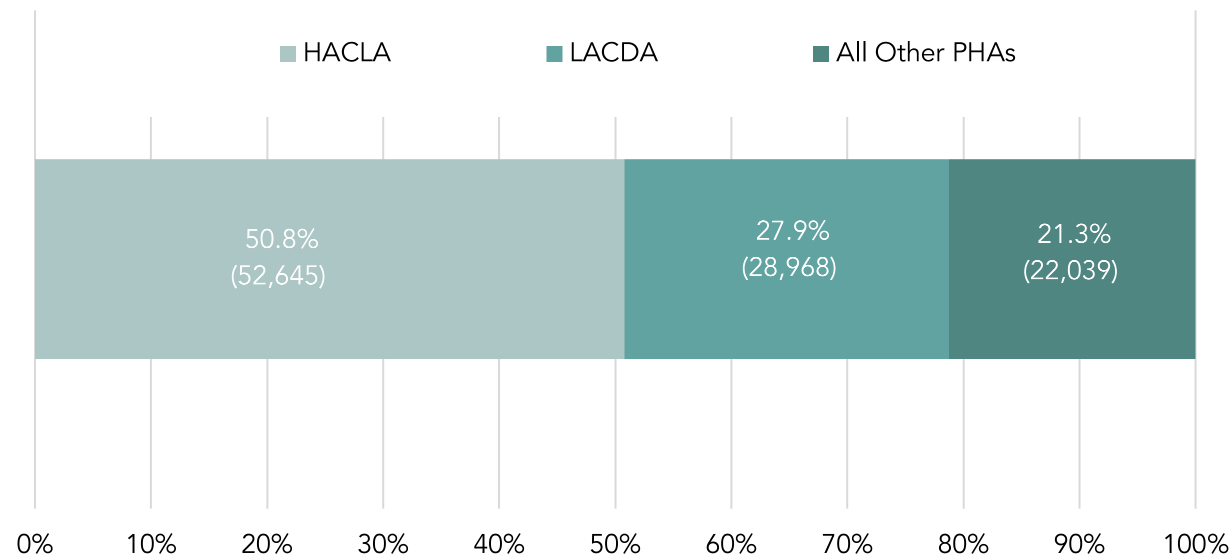
[47] For more information about why project-basing is a best practice, see "The Power of Leveraging Section 8" by the California Housing Partnership: https://chpc.net/resources/the-power-of-leveraging-section-8/.

TABLE 23: HOUSING CHOICE VOUCHERS AVAILABLE IN LOS ANGELES COUNTY (2023)

Public Housing Authorities	# of Vouchers Available	% Change from 2022	Public Housing Authorities	# of Vouchers Available	% Change from 2022
City of Los Angeles (HACLA)	52,645	1.7%	City of Compton	803	0%
Los Angeles County Development Authority (LACDA)	28,968	10.5%	City of Norwalk	727	0%
City of Long Beach	7,837	2,7%	City of Hawthorne	726	0%
City of Glendale	1,667	1,2%	City of Torrance	722	1%
City of Santa Monica	1,536	1%	City of South Gate	666	0%
City of Pasadena	1,510	0.6%	City of Redondo Beach	648	1.6%
City of Inglewood	1,141	0%	City of Pico Rivera	522	0%
City of Pomona	1,058	1.1%	Culver City	389	0%
City of Burbank	1,042	0%	City of Hawaiian Gardens	132	0%
City of Baldwin Park	913	0%			

Source: HUD Picture of Subsidized Households, 2023. LACDA.

FIGURE 24: PERCENTAGE OF TOTAL AVAILABLE VOUCHERS IN LOS ANGELES COUNTY BY PUBLIC HOUSING AUTHORITY



Housing Inventory Counts

The County Continuum of Care Housing Inventory Count (HIC) is conducted in the last ten days of January. It gives the County a comprehensive listing of beds and supportive housing units dedicated to homeless and formerly homeless persons. HUD requires the HIC to help allocate federal funding for homeless services. The HIC includes many kinds of crisis and permanent housing, including shelters, shared, and scattered-site housing.[48] Full details from the 2023 HIC are shown in Table 24.

TABLE 24: 2023 HIC PERMANENT BEDS* IN LOS ANGELES COUNTY

Continuum of Care (CoC)	Year-Round Beds	% of Total Available Beds	% Change from 2022
LAHSA Total	28,452	90%	+1%
SD 1	*13,560*	*43%*	*+1%*
SD 2	*6,798*	*22%*	*-1%*
SD 3	*4,794*	*15%*	*+1%*
SD 4	*1,165*	*4%*	*+4%*
SD 5	*1,350*	*4%*	*-3%*
CONFIDENTIAL	*785*	*2%*	*+0.4%*
Pasadena (SD 5)	556	2%	0%
Long Beach (SD 4)	2,140	7%	+3%
Glendale (SD 5)	282	1%	+62%
Total	**31,430**	**100%**	**+1%**

Source: 2023 Housing Inventory Count (HIC)—Los Angeles CoC, LAHSA. 2023 AHAR HUD.
**Only includes permanent supportive housing (PSH) and other forms of permanent housing (OPH).*

[48] SD-level counts derived from the HIC for the Los Angeles Continuum of Care (CoC) should 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.

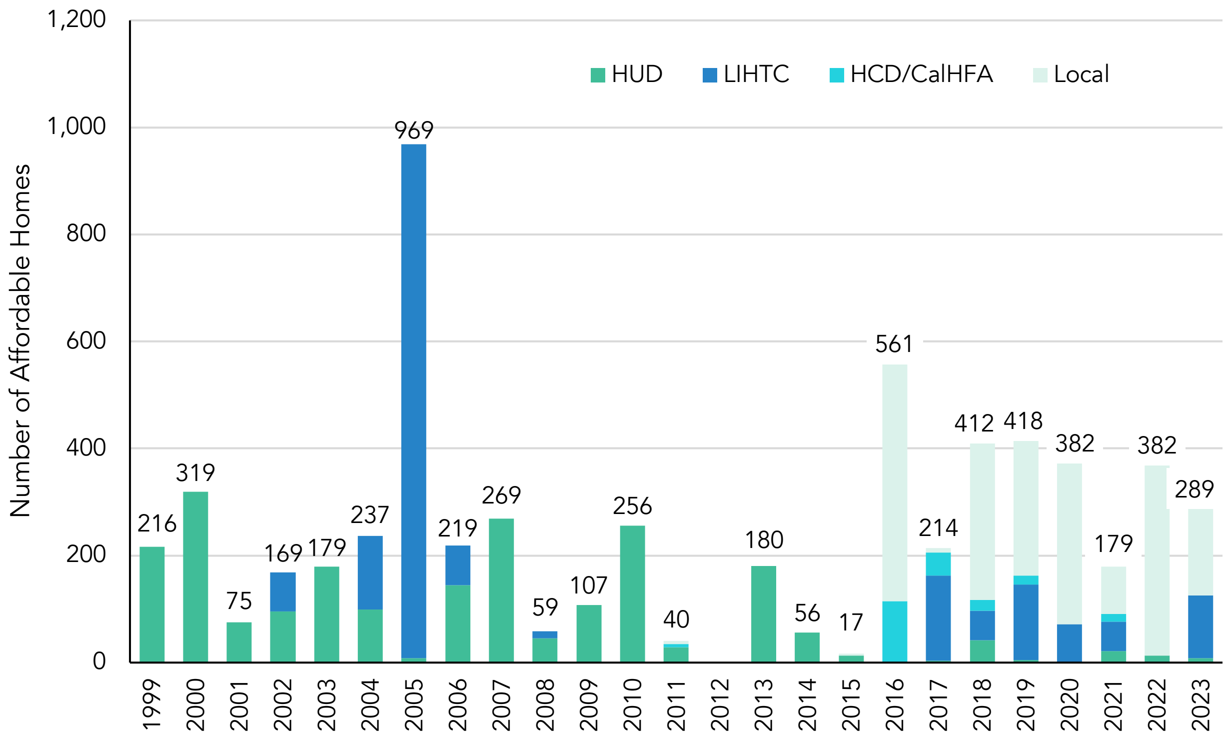
Homes At Risk of Losing Affordability in Los Angeles County

This section documents historical losses of federally- and state-subsidized affordable homes and assesses the risk of homes converting to market rate to inform efforts to preserve the affordability of existing affordable homes.[49] For this analysis, 'very high-risk' developments may convert to market rate in the next 365 days, and 'high-risk' developments may convert within the next one to five years.[50]

Lost Affordable Homes in Los Angeles County, 1999-2023

Between 1999 and 2023, the County lost 6,204 affordable rental homes meaning those with project-based rental assistance contracts, or loans from HUD, CalHFA, HCD, tax credits, or local regulatory agreements. The affordable rental homes where lost due to owner decisions to opt-out of further covenants, sell the property, or allow their developments to convert to market rate. Of the 6,204 affordable homes lost in the County, 44 percent converted to market-rate between 1999 and 2008. More than a quarter (27 percent) of lost affordable homes converted between 2019 and 2023 (see Figure 25).

FIGURE 25: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY (1999-2023)



Source: California Housing Partnership Preservation Database, April 2024.

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[49] This assessment includes developments financed or assisted by HUD, USDA, CalHFA, HCD, LIHTC, and local programs. The California Housing Partnership has included a portion of local programs into its loss and risk analysis, but the data was not comprehensive 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 unintentional inaccuracies in the analysis or in the data processed from federal and state agencies.

[50] 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.

Of the 6,204 lost homes, 2,185 (35 percent) had HUD subsidies, 217 (4 percent) had HCD or CalHFA loans and rental assistance, 1,858 (30 percent) were financed with tax credits, and 1,944 (31 percent) had regulatory agreements with local entities. See Table 25 for the number of lost homes by SD.

TABLE 25: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY BY SD AND PROGRAM (1999-2023)

Supervisorial District	Lost HUD Homes	Lost LIHTC Homes	Lost HCD/CalHFA Homes	Lost Local Homes	Total Lost Homes	% of Total Lost Homes
SD 1	379	395	122	578	1,474	24%
SD 2	929	756	66	466	2,217	36%
SD 3	170	81	6	485	742	12%
SD 4	200	232	0	70	502	8%
SD 5	507	394	23	345	1,269	20%
Total	**2,185**	**1,858**	**217**	**1,944**	**6,204**	**100%**
Unincorporated Los Angeles*	**378**	**131**	**0**	**0**	**509**	**8%**

Source: California Housing Partnership Preservation Database, April 2024. .Data presented here reflects updated Supervisorial District boundaries adopted December 15, 2021.

**Unincorporated Los Angeles County is a distinct subset of the "Total" row for Los Angeles County. There are unincorporated areas across multiple SDs.*

Developments at Risk of Losing Affordability in Los Angeles County

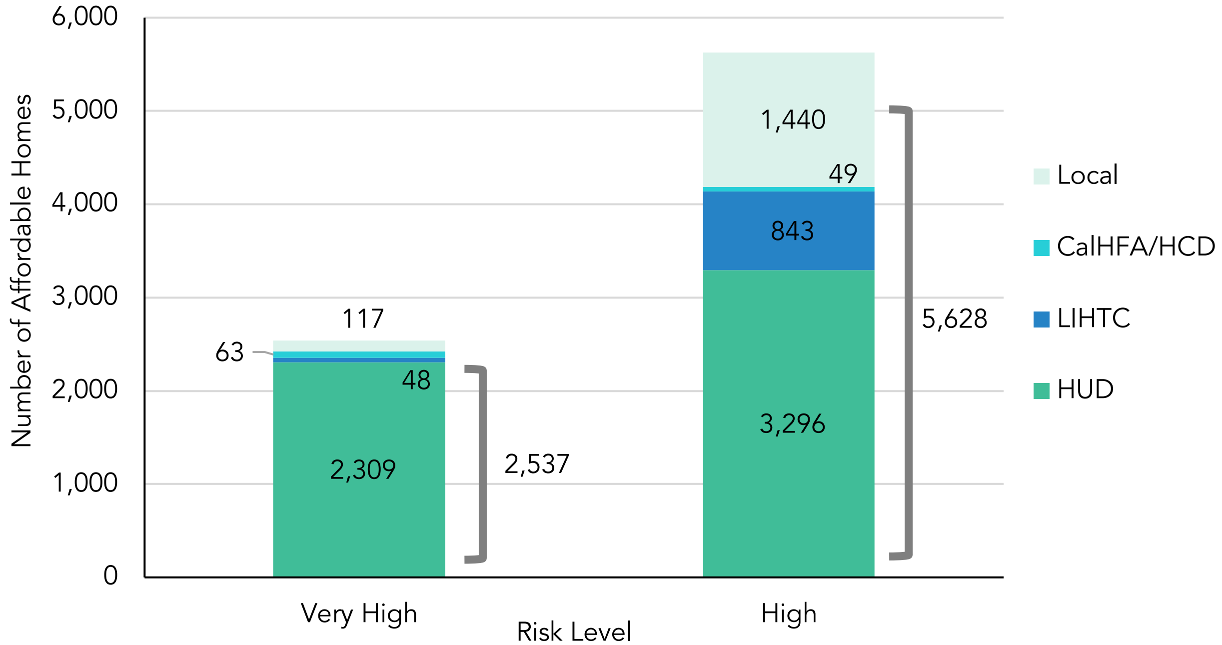
Our analysis demonstrates that the risk of affordable homes converting to market-rate prices is important to pay attention to in the County's tight housing market.

Of the 146,600 federally-, state-, and locally-subsidized affordable homes in the County, 8,165 (6 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 the County have the following characteristics (see Figure 26 and Table 26):

- 5,605 homes (69 percent) have expiring HUD project-based rental assistance contracts and maturing mortgages, while 1,557 homes (19 percent) are governed by expiring local regulatory agreements; and
- At-risk affordable homes are concentrated in SDs 1 and 3 (23 percent and 34 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.

FIGURE 26: AFFORDABLE HOMES IN LOS ANGELES COUNTY AT RISK OF CONVERSION



Source: California Housing Partnership Preservation Database, April 2024.

TABLE 26: AFFORDABLE HOMES AT RISK OF CONVERSION IN LOS ANGELES COUNTY BY SD AND PROGRAM

Supervisorial District	% of Total HUD, LIHTC, CalHFA, HCD, and Local Inventory	At-Risk HUD Homes*	At-Risk LIHTC Homes	At-Risk HCD/CalHFA Homes**	At-Risk Local Homes***	Total At-Risk Homes	% of Total At-Risk Homes
SD 1	30%	1,108	89	33	711	1,941	24%
SD 2	24%	1,261	48	21	57	1,387	17%
SD 3	19%	1,586	301	24	707	2,618	32%
SD 4	13%	799	229	0	52	1,080	13%
SD 5	14%	851	224	34	30	1,139	14%
Total	**100%********	**5,605**	**891**	**112**	**1,557**	**8,165**	**100%**
Unincorporated Los Angeles*****	**6%**	**310**	**0**	**0**	**28**	**338**	**4%**

Source: California Housing Partnership Preservation Database, April 2024. Data presented here reflects updated Supervisorial District boundaries adopted December 15, 2021.
**'At-Risk HUD Homes' that also have LIHTC financing are represented in the 'At-Risk LIHTC Homes' column, and those with HCD or CalHFA financing are represented in the 'At-Risk HCD/CalHFA Homes' column.*
***'At-Risk HCD/CalHFA Homes' that also have LIHTC financing are represented in the 'At-Risk LIHTC Homes,' and those with HUD assistance are represented in the 'At-Risk HUD Homes' column.*
****At-Risk Local Homes' that also have LIHTC financing are represented in the 'At-Risk LIHTC Homes' column, those that also have HUD assistance are represented in the 'At-Risk HUD Homes' column, and those that have HCD or CalHFA financing are represented in the 'At-Risk HCD/CalHFA Homes' column.*
***** There are a total of 142,201 subsidized affordable rental homes in Los Angeles County.*
******Unincorporated Los Angeles County is a distinct subset of the "Total" row for Los Angeles County. There are unincorporated areas across multiple SDs*

SECTION 3. COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING RESOURCES

OVERVIEW

The Section 3 of the Affordable Housing Outcomes Report provides an inventory of resources administered by Los Angeles County's agencies and departments for the development and operation of permanently affordable rental housing, as well as funding for short-and long-term rental assistance and operating subsidizes 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, the Open Doors program, and project- and tenant-based subsidies;
- Department of Consumer and Business Affairs administration of the Stay Housed LA County program;
- 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, the Alternative Housing Model, and the No Place Like Home (NPLH) program; and
- Los Angeles Homeless Services Authority (LAHSA) administered RRH vouchers and Permanent Supportive Housing (PSH) program.

TABLE 27: LOS ANGELES COUNTY AFFORDABLE HOUSING ACTIVITY (2023)

SD	Entitled Affordable Homes (Unincorporated)	County Funded Affordable Homes	Funded Supportive Homes*	Opened Affordable Homes**
SD 1	75	161	146	452
SD 2	197	127	110	254
SD 3	0	49	25	265
SD 4	2	181	91	219
SD 5	429	0	0	26
County Total	**703**	**518**	**372**	**1,216**

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 27: COUNTY ENTITLED AND OPENED AFFORDABLE HOUSING ACTIVITY BY YEAR (2017-2023)

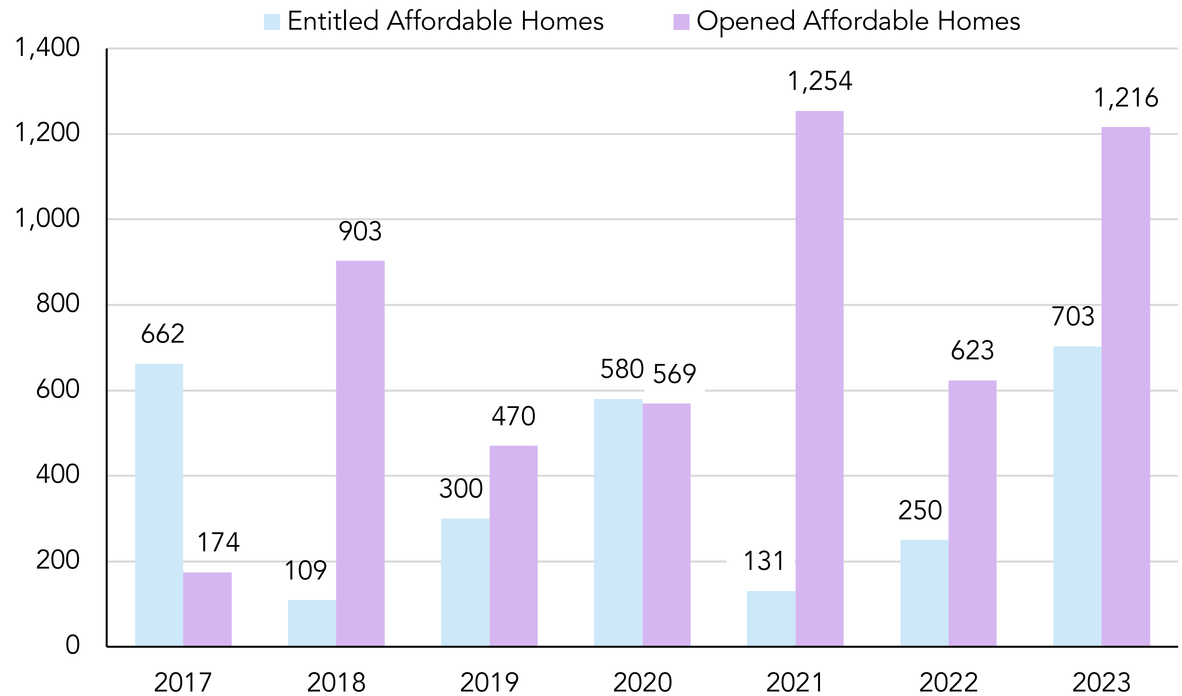


FIGURE 28: COUNTY FUNDED AFFORDABLE HOUSING ACTIVITY (2017-2023)

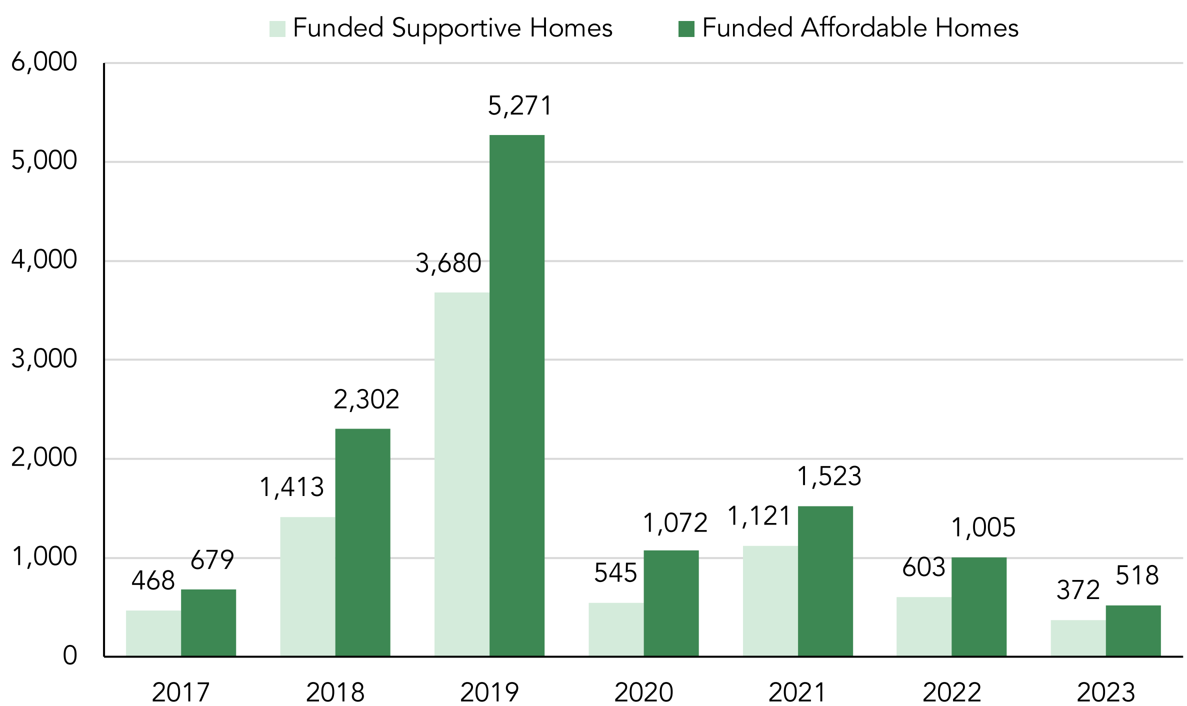


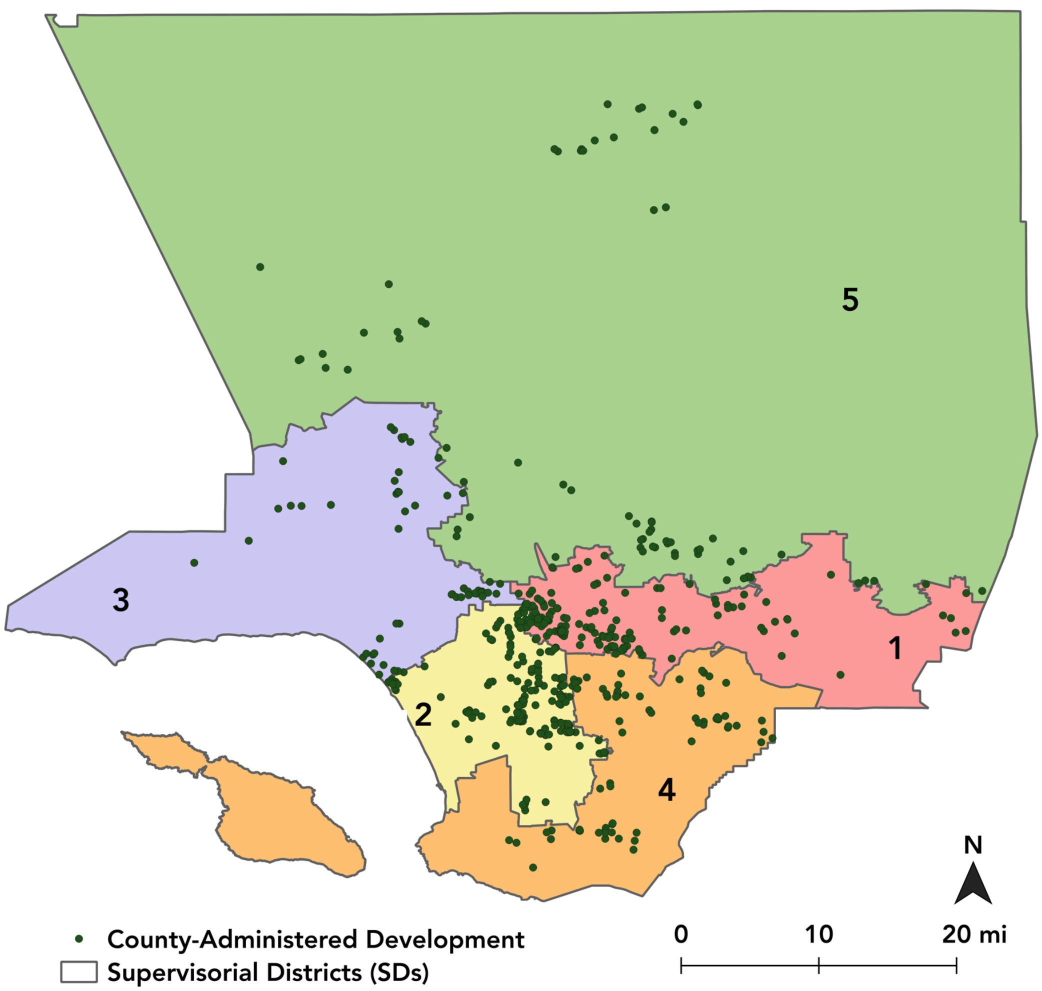
Table 28 shows countywide and Supervisorial District (SD)-level affordable housing inventory totals for all County-administered affordable rental developments from the sources listed above. Figure 29 shows a map of the County-administered inventory of affordable rental developments. SD-level maps are included in Appendix D: Full Data Findings, Section 3.

TABLE 28: SUMMARY OF COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING AND SUBSIDIES* (2023)

SD**	Developments	Affordable Homes***	Permanent Supportive Housing (PSH) Homes	Rental Subsidies****
SD 1	166	10,257	3,363	N/A
SD 2	190	7,640	2,714	N/A
SD 3	65	3,503	1,521	N/A
SD 4	73	5,460	1,208	N/A
SD 5	75	4,257	1,102	N/A
County	**569**	**31,117**	**9,908**	**62,112**

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.*
***Supervisorial District (SD) designations reflect updated boundaries adopted December 15, 2021.*
****Affordable up to moderate-income households (<120% AMI) and includes developments not yet placed in service.*
*****Reflects deduplicated number of households served by rental subsidy programs administered by LAHSA, LACDA, DMH, and DHS.*

FIGURE 29: COUNTY-ADMINISTERED AFFORDABLE RENTAL DEVELOPMENTS



Los Angeles County Development Authority and Department of Regional Planning

Los Angeles County Development Authority (LACDA) makes funding available to affordable multifamily rental housing developments through a semiannual Notice of Funding Availability (NOFA) that includes local Affordable Housing Trust funds, federal HOME funds, and other available funding sources. LACDA also monitors a number of affordable rental homes with affordability restrictions arising from land use entitlements in coordination with the Department of Regional Planning (DRP), along with developments previously 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 bonuses, the 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/"tax credits") for NOFA-funded developments that do not receive 9% state tax credits.

Data on LACDA's affordable housing investments are shown in Tables 29 and 31 Figures 30 through 33. Affordable developments that are newly funded, entitled, or opened are shown in Table 31 and Figures 33 through 35. The portfolio of affordable developments funded or monitored by LACDA and DRP are shown in Table 32. Highlights include:

- LACDA invested more than $61 million in the production of 518 affordable rental homes in 2023 (see Table 29, Figure 30 and 33);
- LACDA investments in affordable housing in 2023 have increased three-fold since 2014 and have not reached 2019 investment levels (see Figure 31);
- More than 650 affordable homes were entitled in 2023 (see Table 31);
- Funding in 2023 was fairly evenly distributed across Supervisorial Districts (except SD 5) (see Figure 33);
- In 2023, 1,079 affordable homes opened in unincorporated Los Angeles County, a 77 percent increase from 2022 (see Table 31);
- The County approved land use entitlements for 25 developments with 658 affordable homes in unincorporated areas in 2023, am 163% increase from what was entitled in 2022 the highest number of entitlements since 2017 (see Figure 34); and
- In FY2023, the Public Housing Capital Fund Program budget received $9.19 million, a three (3) percent increase from FY2022 and a significant increase from the previous eight years (see Figure 32).

TABLE 29: LACDA NOFA INVESTMENTS (2023)

	Amount	% Change from 2022
LACDA NOFA Funds Awarded in 2023	$61,221,967	-8%
Special Needs & Family New Construction (Avg. Cost per Home)*	$778,547	+24%
Special Needs & Senior New Construction (Avg. Cost per Home)*	$678,709	+12%
Supportive Housing New Construction (Avg. Cost per Home)*	$683,285	+10%

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

FIGURE 30: COUNTY NOFA INVESTMENTS & LEVERAGED RESOURCES (2014-2023)

FIGURE 31: COUNTY NOFA INVESTMENTS BY FUNDING SOURCE (2014-2022)

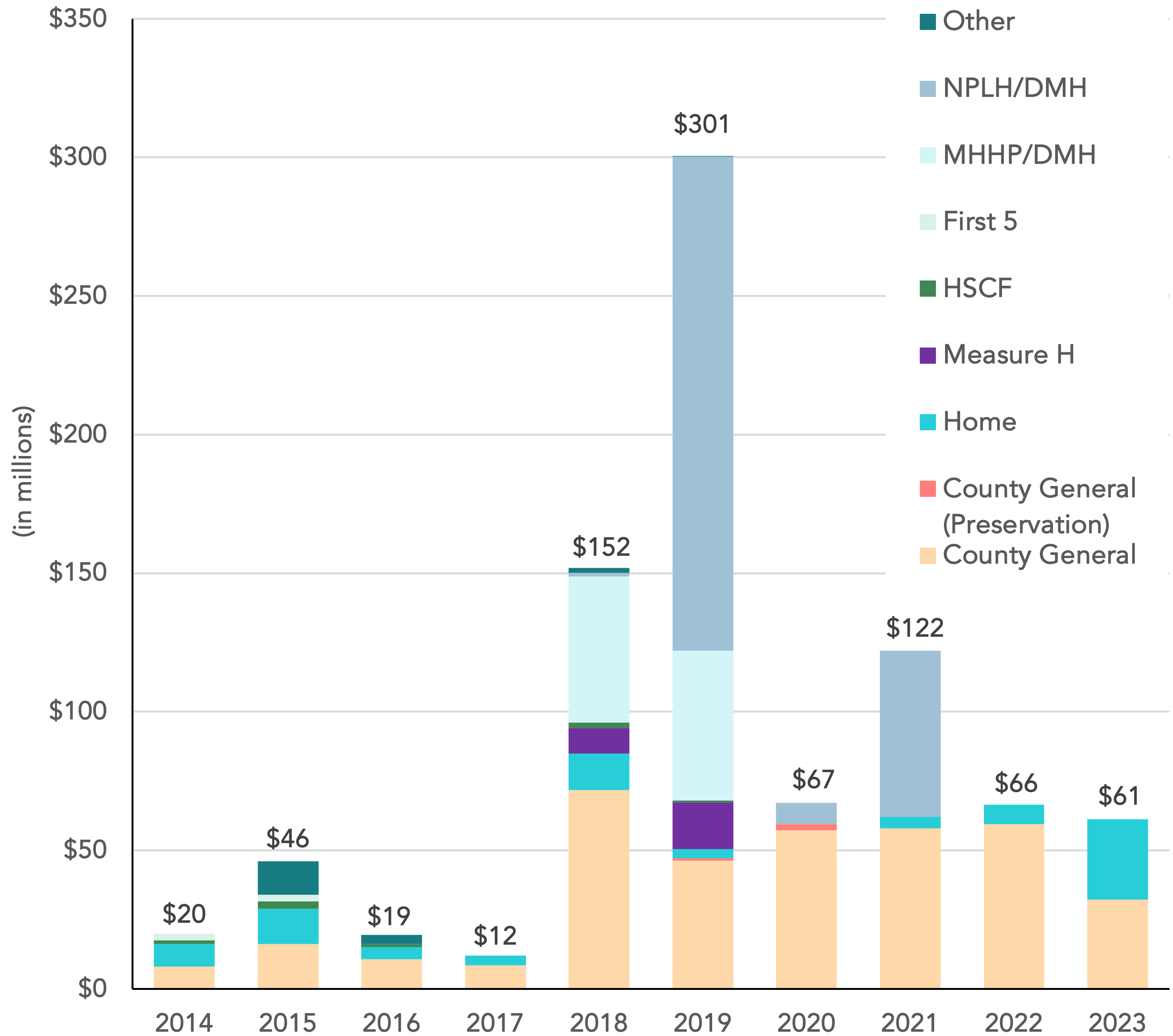


TABLE 30: LACDA PUBLIC HOUSING REHABILITATION EXPENDITURES

	Amount	% Change from FY2022
FY2022-23 Capital Fund Program Budget	$9,185,170	+3%
Anticipated FY2023-24 Capital Fund Program Budget	$9,000,000	-2%
Senior Homes Avg. Cost per Home*	$42,517	+10%
Large Family Homes Avg. Cost per Home*	$54,522	+10%
Other Homes Avg. Cost per Home*	$28,575	+8%

**Average rehabilitation cost per home is based on LACDA's Five Year Plan. As of FY 2023, with COVID restrictions lifted, the LACDA has resumed work for in-unit rehabilitation, in addition to site improvements, and energy efficient projects.*

FIGURE 32: LACDA PUBLIC HOUSING CAPITAL FUND PROGRAM BUDGET (FY2014-FY2023)

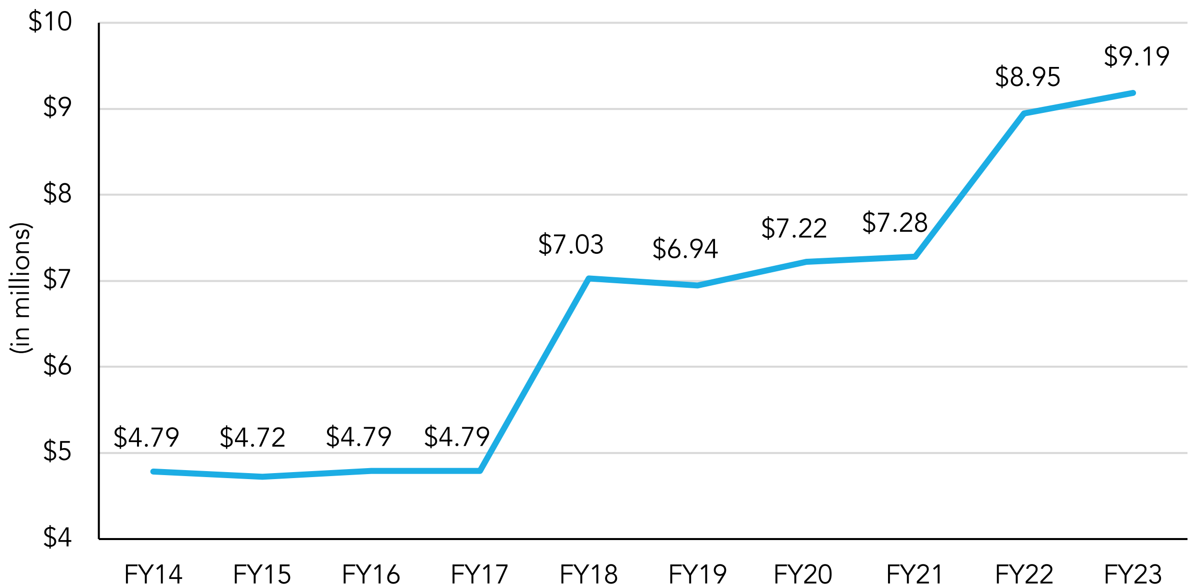
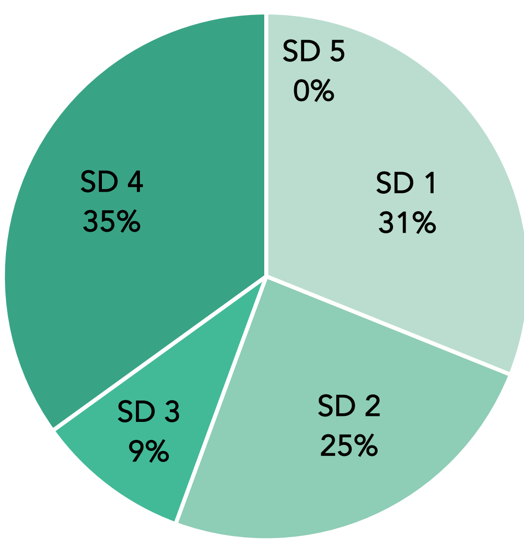


TABLE 31: LACDA AND DRP 2023 AFFORDABLE HOME PRODUCTION AND PRESERVATION IN (UNINCORPORATED AREAS)*

	Developments	Affordable Homes	% Change of Affordable Homes from 2022
Opened in 2023	19	1,079	+77%
Entitled in 2023	25	658	+163%

Data presented is a subset of data in Table 2.

FIGURE 33: DISTRIBUTION OF AFFORDABLE HOMES AWARDED IN 2023 NOFA



SD	Affordable Homes	% Change from 2022*
SD 1	161	-69%
SD 2	127	-56%
SD 3	49	-82%
SD 4	181	-41%
SD 5	0	-100%
County	**518**	-66%

**Percentage change from affordable homes awarded in 2022 NOFA.*

FIGURE 34: AFFORDABLE HOMES ENTITLED THROUGH DENSITY BONUS, MELLO ACT, OR DEVELOPMENT ON COUNTY-OWNED LAND IN UNINCORPORATED AREAS (2017-2023)

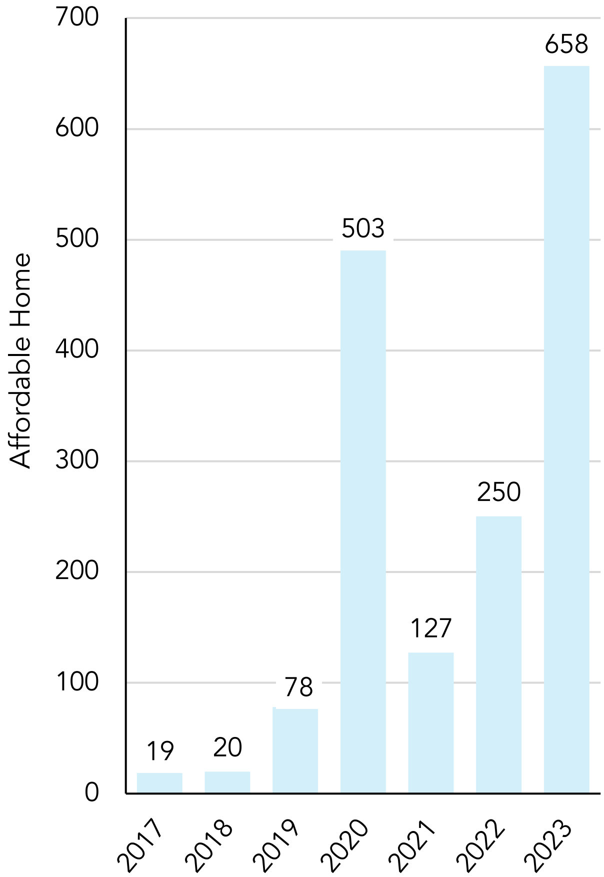


FIGURE 35: AFFORDABLE HOMES OPENED THROUGH MELLO ACT, DENSITY BONUS OR DEVELOPMENT ON COUNTY-OWNED LAND IN UNINCORPORATED AREAS (2017-2023)

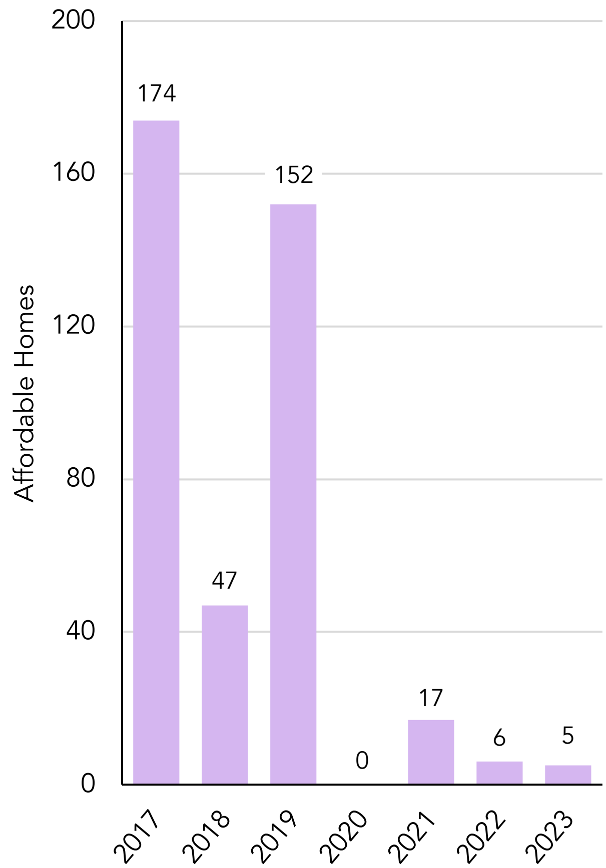


TABLE 32: LACDA AND DRP DEVELOPMENTS FUNDED AND MONITORED* (2023)

SD	Developments	Affordable Homes**	% Change of Affordable Homes from 2022
SD 1	154	9,359	+3%
SD 2	176	6,551	+4%
SD 3	51	2,739	+2%
SD 4	67	4,936	+8%
SD 5	73	4,262	+11%
County	**521**	**27,847**	**+5%**

**Reflects de-duplicated totals among County sources and includes developments that may have received multiple rounds of funding 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 Preservation Activities

In 2023, the Housing Strategies Unit at the LACDA made significant progress in populating its preservation database, Affordability Watch, which tracks the County's expiring affordability commitments. The majority of projects subject to affordability restrictions imposed prior to 2020 have been entered into Affordability Watch. Moving forward, Affordability Watch will continue to capture comprehensive information on projects in the LACDA's loan portfolio, those funded through LACDA-issued bonds, projects with covenants recorded through the County's land use programs (e.g. Density Bonus, Inclusionary Housing), projects with loans assumed by the LACDA in its role as Housing Successor to former redevelopment agencies, and projects financed with now-defunct HUD mortgages or that have received project-based vouchers from the LACDA. This database allows the LACDA to proactively monitor its existing stock of assisted units and engage property owners to ensure that below market rents are maintained to minimize residential instability. As the database is updated, this high-resolution analysis will allow the County to monitor multiple expiration dates and rent schedules for all of its funded affordable projects. Additionally, the Housing Strategies Unit finalized and presented a policy brief to Board Offices and other County agencies. This policy brief uses its anti-displacement mapping tool, TRACT, to identify local housing market pressures in areas highly susceptible to displacement and may be used to guide agency programming.

LACDA Efforts to Affirmatively Further Fair Housing

LACDA launched Open Doors on January 1, 2020, a new program to encourage property owners to participate in LACDA's rental assistance programs to increase the number of families using their vouchers. Open Doors works to increase the number of homes available to subsidized families in Los Angeles County's highly competitive housing market by providing owners with several types of financial incentives, including a sign on bonus, vacancy loss payments, and damage mitigation mechanisms.

In 2023, the LACDA's Customer Service Unit (CSU) that administers Open Doors served over 600 visitors in the lobby and 2,860 visitors through virtual appointments. Additionally, the CSU provided a total of 4,464 incentives to property owners in 2023. Overall, the program served more visitors and provided 106% more incentives than in 2022. A breakdown of incentives provided through the Open Doors program in 2023 are in Table 33.

To expand fair housing services, LACDA contracts with the Housing Rights Center (HRC) and its subcontractors to provide fair housing services to County residents and meet the goals set forth in the County's fair housing strategic plan. Through the recovery phase of the pandemic, Community Development Block Grant-Coronavirus (CV) funds were utilized to expand Fair Housing assistance, providing both in-person and virtual format services. The demand for fair housing services continues to rise despite augmenting funding to include federal funding and other sources of funding, such as Affordable Housing Trust Funds, which are needed to continue the provision of services.[51]

[51] CDBG-CV funding is time limited and will end in FY2023-2024.

TABLE 33: OPEN DOORS EXPENDITURES AND ACTIVITY (2023)

	Amount	% Change from 2022
Expenditures	$14,363,322	+151%
	# of Incentives	**% Change from 2022**
Sign on Bonus	2,312	+96%
Security Deposit	2,001	+121%
Vacancy Loss Payment	57	+58%
Damage Mitigation	94	+100%
Total	**4,464**	**+106%**

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In FY2022-2023, HRC directly assisted 3,172 residents with direct client services, 86 percent of which were for General Housing inquiries. Upon review, HRC staff were able to determine that 14 percent of the inquiries were elevated to Discrimination and required fair housing action, which led to the filing of 46 Fair Housing complaint cases. Eighty-three (83%) percent of those served identified as extremely low-income and approximately one-third of clients categorized as a Special Group were disabled or a senior. HRC exceeded their goals for outreach and education, engaging the community in workshops, booths, presentations and Walk-in Clinics, as well as Fair Housing Certification Trainings landlords and property management. Demographics of residents served in the last three fiscal years and the type of assistance provided since FY2019 are in Figures 36 and 37.

FIGURE 36: TYPES OF HRC INQUIRIES, FY2019 – FY2022

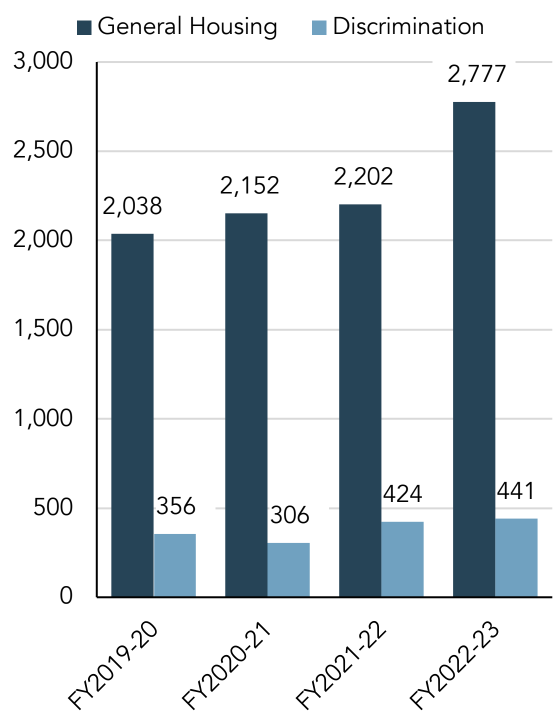
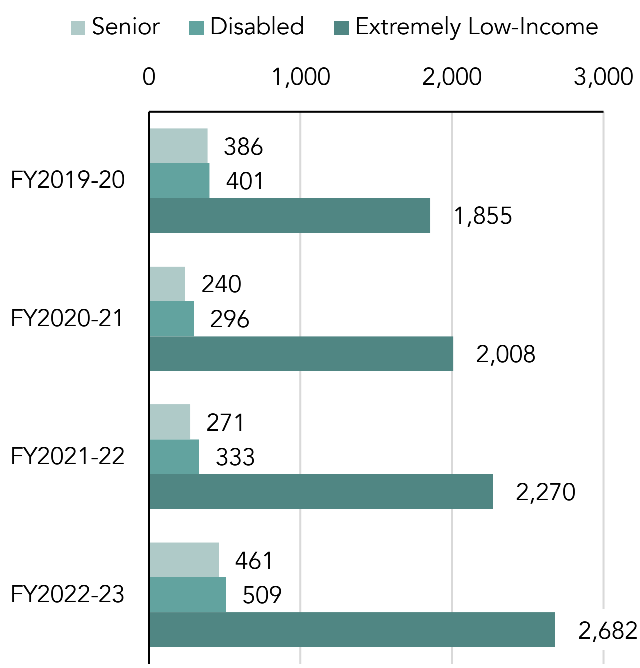


FIGURE 37: DEMOGRAPHICS OF RESIDENTS SERVED IN FY2019- FY2022*



** Clients may identify with more than one category, therefore, the sum of the columns will not sum to those served.*

LACDA Rental Subsidies

LACDA administers multiple voucher programs offering short- and long-term assistance and in 2023 reached more than 61,000 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 34). Voucher allocations and household utilization of vouchers from 2017 to 2023 is shown in Figure 38, and funding for tenant-based and project-based vouchers are shown in Figure 39. Tables 34 through 36 describe households that received rental subsidies in 2023 and those that are currently on the waitlist. Highlights include:

- The vast majority of the LACDA's voucher households (86 percent) are participants in the Housing Choice Voucher (Voucher) program (see Table 34);
- Households served by LACDA's voucher programs increased by three (3) percent from 2022 to 2023 (see Figure 38);
- Veterans Affairs Supportive Housing (VASH) project-based assistance served 23 percent more individuals in 2023 than in 2022 and more than four times the individuals in 2023 than in 2017;
- New admission into voucher programs decreased by 30 percent from 2022 as LACDA implemented an aggressive lease up strategy in 2022 to offset leasing reductions in previous years as a result of financial shortfalls and the new allocation of Emergency Housing Vouchers (EHV) through the American Rescue Plan Act (see Table 35); and
- The number of households on the Voucher program waiting list held steady from 2022 levels (see Table 36).

FIGURE 38: VOUCHERS ALLOCATED AND HOUSEHOLDS SERVED BY LACDA (2017-2023)

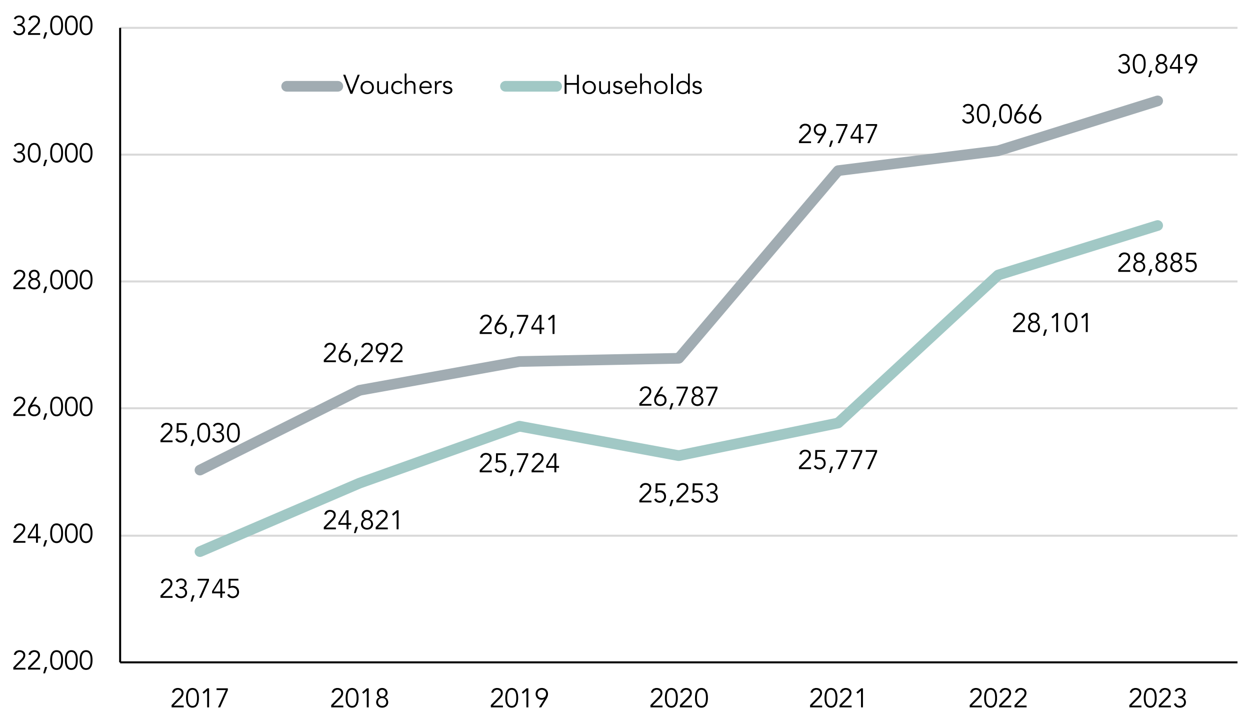


TABLE 34: TENANTS SERVED BY LACDA VOUCHER PROGRAMS* (2023)

	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	23,666	22,956	51,693	$1,412	$627	12,988	10,094	7,849
Project-Based Vouchers	1,860	1,965	3,361	$1,270	$743	1108	777	361
Tenant-Based VASH	3,084	1,845	2,822	$1,057	$691	830	908	292
Project-Based VASH	358	376	412	$1,000	$912	219	241	8
Tenant-Based CoC	1,813	1,678	2,738	$1,297	$795	1,759	500	329
Sponsor-Based CoC	68	65	125	$1,050	$546	72	18	24
Family Unification Vouchers	385	383	1,284	$1,493	$445	117	24	283
Total**	**30,849**	**28,885**	**61,151**	**7,086**	**4,314**	**16,976**	**12,538**	**8,863**

**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.*

***Family unification vouchers are captured in the Housing Choice Voucher tenant voucher figures so the total column does not include these, and the column figures will not sum.*

TABLE 35: LACDA NEW ADMISSIONS* (2023)

	# of Households	% Change from 2022
Elderly	660	-37%
Disabled	1,387	-17%
Single-member Households	1,695	-29%
Families	1,094	-30%
Total	**2,789**	**-30%**

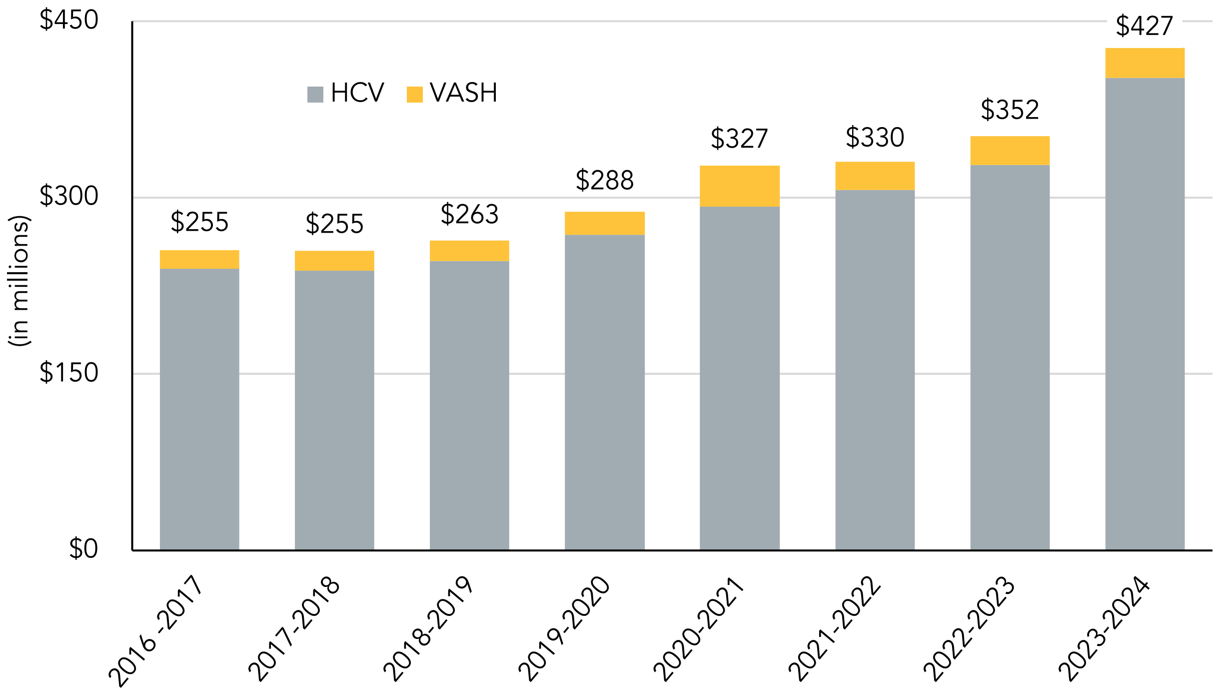
**Households can fall into more than one category so total will not sum. These decreases are a result of LACDA's aggressive lease up strategy and a new allocation of Emergency Housing Vouchers (EHVs) in 2022.*

TABLE 36: LACDA VOUCHER WAITING LIST* (2023)

	# of Households	% Change from 2022
Elderly (Head of Households only)	8,641	+6%
Disabled (Head of Households only)	4,437	+5%
Disabled (Head of Households or Spouse)	8,504	+1%
Single-member Households	11,919	+0.1%
Families	20,579	+0.1%
Total	**32,498**	**+0.1%**

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

FIGURE 39: LACDA HCV AND VASH FUNDING (FY2016-2023)



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	$230,601,125	$16,615,407	**$253,216,532**
	Project-Based	$9,305,067	$821,806	**$10,126,873**
2019-2020	Tenant-Based	$258,078,380	$18,789,441	**$276,867,821**
	Project-Based	$10,175,218	$992,391	**$11,167,609**
2020-2021	Tenant-Based	$278,381,716	$2,856,395	**$281,238,111**
	Project-Based	$13,957,387	$32,095,499	**$46,052,886**
2021-2022	Tenant-Based	$287,734,403	$21,200,217	**$308,934,620**
	Project-Based	$18,899,560	$2,466,353	**$21,365,912**
2022-2023	Tenant-Based	$305,547,223	$21,531,020	**$327,078,243**
	Project-Based	$22,494,935	$2,798,689	**$25,293,625**
2023-2024	Tenant-Based	$375,844,784	$21,934,170	**$397,778,954**
	Project-Based	$25,843,454	$3,829,381	**$29,672,835**

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

***Total sum may be rounded up.*

More than 1,150 tenants exited from voucher programs in 2023 a slight (0.4%) increase from 2022,[52] predominately due to an increase in program violation and self-termination. Reasons for exits include the following and are summarized in Table 37:

- Seventy-seven (77 percent) of exits from tenant- and project-based vouchers were the result of program violations, the death of the tenant, self-termination;
- The number of voucher expirations declined (28 percent) from 2022 following a significant increase from 2021 as vouchers that were extended due to the COVID-19 pandemic ended in the early months of 2022;
- The most common reasons for exit from VASH were self-termination and termination due to program violations, a trend that has held true since 2017;[53] and
- Of CoC program participants who left the program in 2023, 3 out of 4 exited the program due to program violations or became deceased.

TABLE 37: LACDA TENANT REASONS FOR LEAVING VOUCHER PROGRAMS (2023)

	Voucher Program*	VASH Program*	CoC Program	Section 8 Family Unification Program
Deceased	329	62	32	1
End of Program	0	0	0	0
Ineligible for Program	0	0	1	0
Program Violation	358	113	54	5
Self-Termination	193	81	6	0
Voucher Expired**	194	23	22	3
Self-Sufficient	84	24	0	3
Total	**1,158**	**303**	**115**	**12**

**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.*

[52] In general, when households leave voucher programs, their vouchers remain in the program and become available to other households in need of rental assistance.
[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.

Regional Housing Needs Allocation (RHNA)

For the Sixth Revision of Los Angeles County's Housing Element, the Southern California Association of Governments (SCAG) allocated more than 90,000 homes to unincorporated areas of the County. Fifty-nine percent of the homes to be built during the Sixth Housing Element Cycle (2021-2029) must be affordable to those earning 80 percent or less of Area Median Income (AMI). By the end of housing element cycle in 2023, the County had met six (6) percent of its RHNA allocation, a majority of which was housing intended for above moderate-income households. See Figure 40 and Table 38 for the number of homes that have been permitted in each income group since 2021 in Los Angeles County.

FIGURE 40: RHNA PERMITS ISSUED DURING SIXTH HOUSING ELEMENT CYCLE

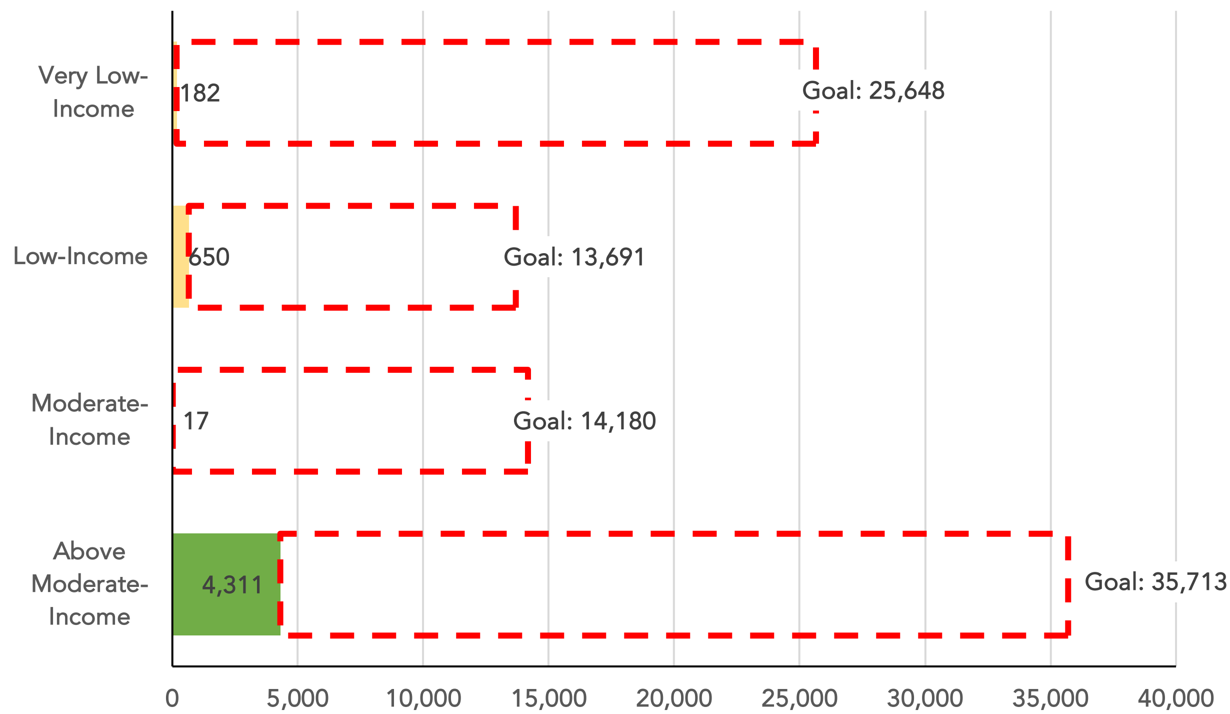


TABLE 38: PROGRESS ON 6TH HOUSING ELEMENT CYCLE RHNA (2021-2029)

Income Level	RHNA Allocation	Total Units Permitted 2021 - 2023	% of RHNA Met
Very Low	25,648	182	0.7%
Low	13,691	650	5%
Moderate	14,180	17	0.1.%
Above Moderate	35,713	4,311	12%
Total	**89,232**	**5,160**	**6%**

**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 section of the Report includes information on HFH's permanent supportive housing programs. In addition, the tables below include clients served on behalf of the Office of Diversion and Reentry (ODR) and the Justice, Care and Opportunities Department (JCOD) which leverage HFH's infrastructure to provide permanent supportive housing to individuals exiting the criminal justice system. In part, the programs are provided through 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 services, along with access to medical and behavioral health care, are integral to achieving housing stability, improved health status, and greater levels of independence and economic security. 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, the majority of the funding for the FHSP currently comes from the CEO Homeless Initiative, with additional funding from entities such as the Department of Mental Health and the Department of Public Health. Additional funding from the State includes the Housing and Disability Advocacy Program, the Encampment Resolution Fund, and the Housing for a Healthy California program. DHS is working to access Medi-Cal dollars to sustain and expand its permanent housing work through opportunities through the CalAIM initiative.

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.

JCOD was created in 2022 to be County's new central agency unifying LA County's efforts to serve vulnerable justice-impacted people and communities and drive forward the Board of Supervisors' vision of Care First, Jails Last. Rapid re-housing programs previously operated by ODR are now operated by JCOD.

Tables 39 through 45 and Figures 41 through 44 provide a summary of DHS's housing subsidies and services and demographics of individuals connected to housing subsidy and/or services. Highlights include:

- The DHS permanent housing program provided housing subsidies and/or services to more than 26,000 individuals in 2023, a six (6) percent increase from 2022 (see Table 41);

- DHS newly connected more than 6,000 individuals with housing subsidies and services in 2023, a 13 percent decrease from 2022 (see Table 41); and
- Forty-one (41) percent of rental subsidies used to house individuals in the DHS permanent housing program are federal vouchers from the Housing Authority of the City of Los Angeles (HACLA) and 31 percent of rental subsidies are from the Flexible Housing Subsidy Pool (FHSP) (see Table 42); and
- The age of housing for health clients continues to be predominately over the age of 40 (see Figure 44).

TABLE 39: DHS HOUSING FOR HEALTH BUDGETS (FY2023)

	Amount*	% Change from FY2022
Permanent Supportive Budget**	$161,933,818	+3%
Rapid Re-Housing Budget***	$2,387,270	-10%

**Estimated budget amounts.*
***Includes Enriched Residential Care (DHS) – BC ERC*
****DHS stopped taking on additional rapid rehousing clients as of summer 2020 to work towards transitioning existing rapid rehousing clients to independence, permanent housing subsidies, or on to more appropriate low-acuity program administered through LAHSA rather than DHS. Housing for Health's program ended in June 2021, and DHS now only serves a smaller group of clients in rapid rehousing through the Office of Diversion and Reentry.*

FIGURE 41: DHS HOUSING FOR HEALTH BUDGETS (FY2018-FY2023)

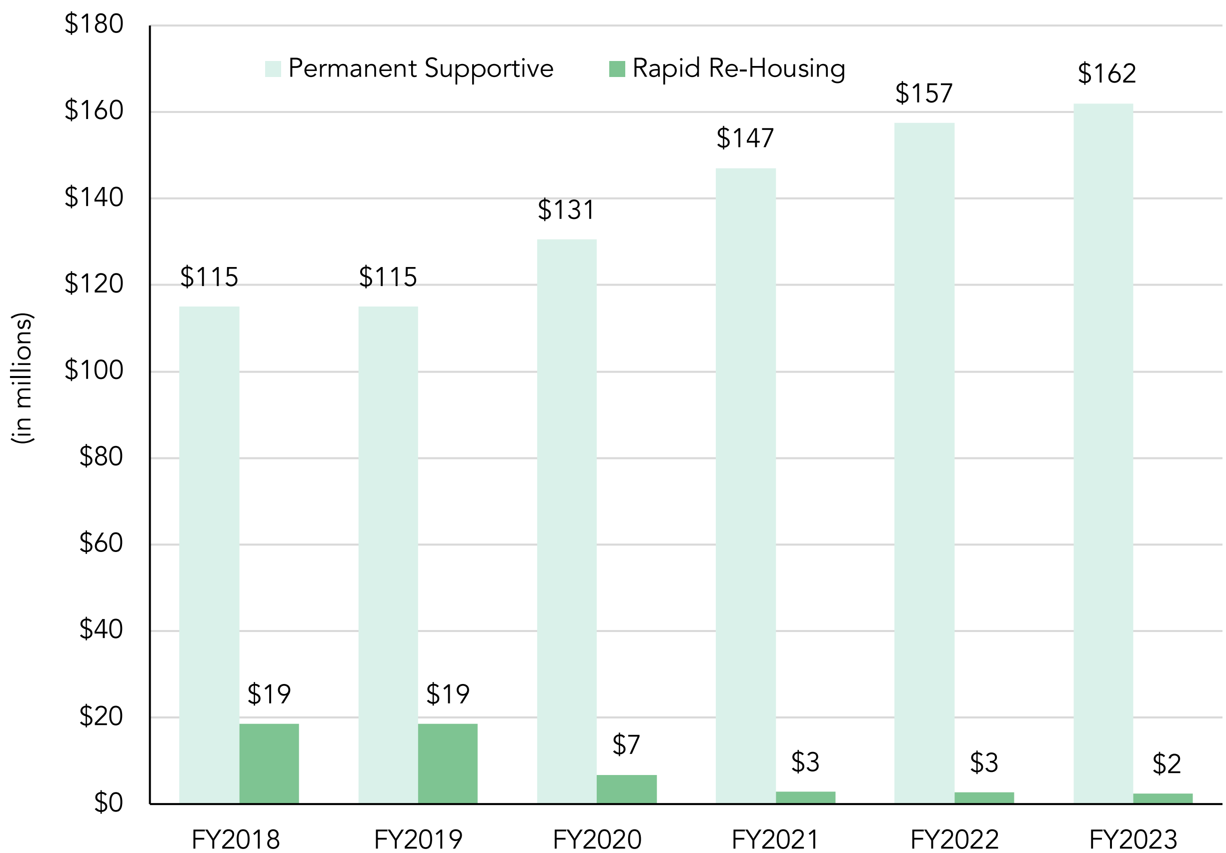


TABLE 40: DHS HOUSING FOR HEALTH AVERAGE COST PER TENANT* (FY2023)

Forms of Assistance	Amount	% Change from FY2022
Permanent Supportive Housing (local voucher)**	**$30,135**	**+3%**
Rent Subsidy***	$21,315	+4%
Tenancy Support Services	$3,420	0%
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	**$23,150**	**1%**
Rent Subsidy	$14,330	1%
Tenancy Support Services	$3,420	0%
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.*
****Rent subsidies not covered by LA County for federal voucher holders.*

TABLE 41: DHS HOUSING FOR HEALTH PROGRAM

	# of Individuals	% Change from 2022
Total Number of Individuals Connected to Housing Subsidy and/or Services in 2023	**26,366**	**+6%**
Permanent Supportive	26,142	+6%
Rapid Re-Housing	224	+14%
Number of Individuals Newly Connected to Housing Subsidy and/or Services in 2023	**6,177**	**-14%**
Permanent Supportive	6,073	-13%
Rapid Re-Housing	104	-35%
Number of Individuals Projected to Serve in in 2024	**30,303**	**+3%**
Permanent Supportive	30,063	+3%
Rapid Re-Housing	240	+22%

TABLE 42: RENTAL SUBSIDIES IDENTIFIED FOR DHS CLIENTS* (2023)

		# of Rental Subsidies	% of Subsidies	% Change from 2022
Flexible Housing Subsidy Pool (FHSP)	Tenant	6,188	23%	+9%
	Project-Based	1,932	7%	+9%
HACLA**	Tenant	4,222	16%	+4%
	Project-Based	6,698	25%	+25%
LACDA**	Tenant	3,797	14%	-20%
	Project-Based	1,502	6%	+21%
Housing Authority of the City of Long Beach**	Tenant	133	1%	-2%
	Project-Based	185	1%	+7%
Other Public Housing Authorities and HUD**	Tenant	284	1%	+50%***
	Project-Based	294	1%	+46%***
MHSA Trust Fund	Tenant	0	0%	0%
	Project-Based	267	1%	0%
LAHSA	Tenant	423	2%	+6%
	Project-Based	82	0.3%	-53%****
Other County Resources	Tenant	13	0.05%	+63%
	Project-Based	0	0%	0%
Total		**26,020**	**100%**	**+5%**

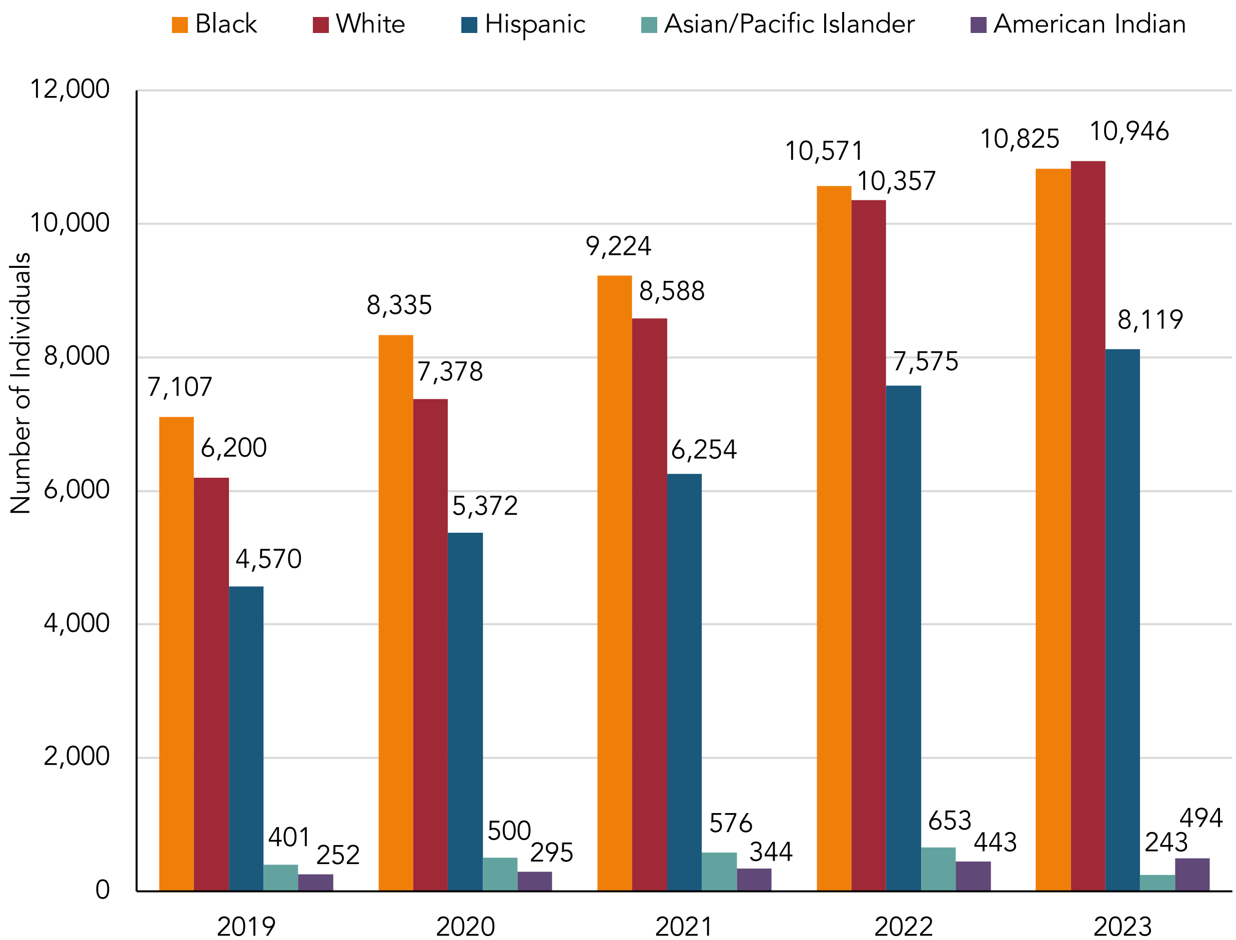
**This table represent new and existing Housing for Health Clients in 2020. Inclusive of all Housing for Health rental subsidies.*
***Federal vouchers.*
****The significant increase from 2022 is due to new resources made available from the City of Pasadena and City of Santa Monica housing authorities.*
*****The decrease in LAHSA PBVs is primarily the sunsetting or absorption of legacy programs into other subsidy types. Also, the closure of a number of PBVs previously allotted for Skid Row Housing Trust developments. Once closed, these subsidies are typically re-purposed into other ICMS funding streams.*

TABLE 43: RACE/ETHINICTY* OF HOUSING FOR HEALTH CLIENTS (2023)

	# of Individuals	% Change from 2022
Black	10,825	+2%
Hispanic**	8,119	+7%
White	10,946	+6%
American Indian	243	-45%
Asian/Pacific Islander	494	-24%
Unknown	585	-59%
Other	1,100	-16%

**Clients may identify with more than one category. Therefore, the sum or each row will not equal the total number of individuals served.*
***Any race can also be "Hispanic" ethnicity.*

FIGURE 42: RACE/ETHINICTY* OF HOUSING FOR HEALTH CLIENTS (2019-2023)

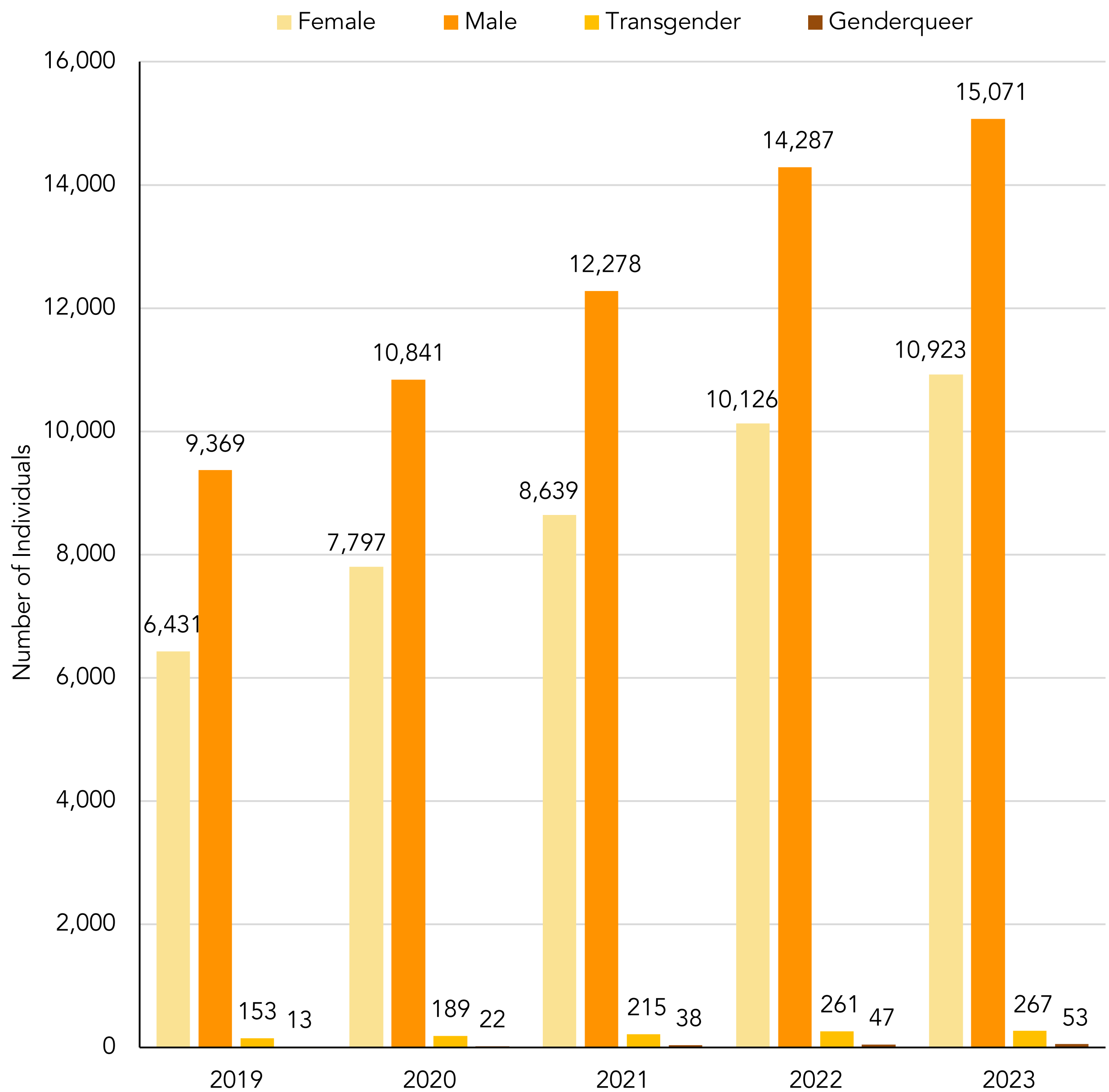


**Total number of individuals connected to housing subsidy and/or services in each calendar year. Clients may identify with more than one category. Individuals where race/ethnicity was not identified are not represented.*

TABLE 44: GENDER OF HOUSING FOR HEALTH CLIENTS (2023)

	# of Individuals	% Change from 2022
Female	10,923	+8%
Male	15,071	+5%
Transgender	267	+2%
Genderqueer	53	+13%
Unknown	52	+73%

FIGURE 43: GENDER OF HOUSING FOR HEALTH CLIENTS (2019-2023)*

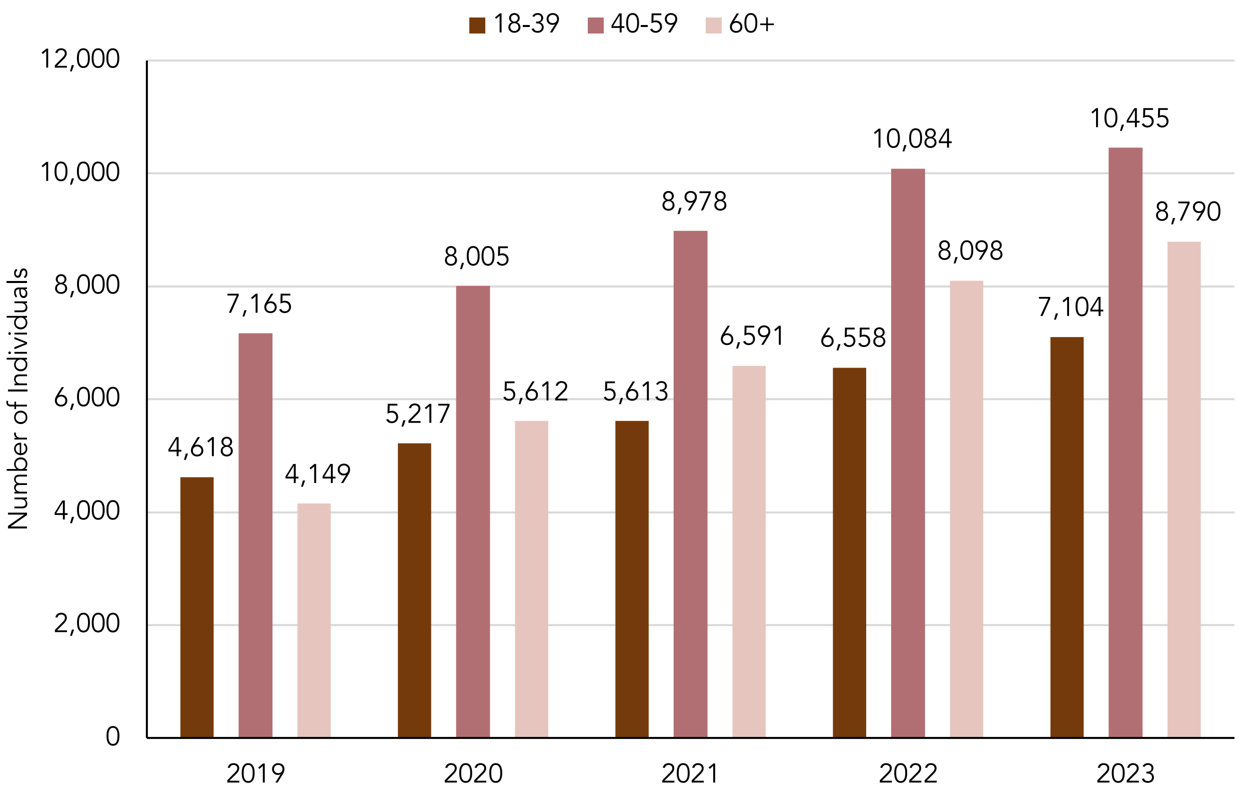


Total number of individuals connected to housing subsidy and/or services in each calendar year. Individuals where gender was not identified are not represented.

TABLE 45: AGE CATEGORIES OF HOUSING FOR HEALTH CLIENTS (2023)

	# of Individuals	% Change from 2022
18-29	2,470	+4%
30-39	4,634	+11%
40-49	4,322	+5%
50-59	6,133	+2%
60-69	6,649	+8%
70+	2,141	+12%
Unknown	17	+55%

FIGURE 44: AGES OF HOUSING FOR HEALTH CLIENTS (2019-2023)*



Total number of individuals connected to housing subsidy and/or services in each calendar year. Individuals where age was not identified are not represented.

Department of Mental Health

The Los Angeles County Department of Mental Health provides housing and mental health services to People Experiencing Homelessness (PEH) that are also diagnosed with a serious mental illness (SMI). This section of the report will highlight the various ways that DMH invests in and identifies affordable housing resources to meet the unique needs of the population served by the Department. Since the 1990s DMH has been committed to building its inventory of Permanent Supportive Housing (PSH) in a way that creates affordable housing options for clients at all levels of functioning. DMH aims to combine housing with mental health services in an effort to create increased stability for clients and to provide ongoing supports that promote housing retention. DMH is able to provide ongoing supportive services to clients both in Mental Health Services Act (MHSA) funded and non-MHSA funded units through a vast network of directly operated clinics and contracted service agencies that work with clients to ensure that once housed, clients are receiving adequate support to successfully maintain housing. This year between project and tenant-based voucher programs as well as through the Enriched Residential Care (ERC) Program, DMH has assisted a total of 7,103 clients in accessing appropriate affordable housing in 2023 and hopes to continue building this number as more resources become available (see Table 46 below). DMH remains committed to ensuring that low-income clients with SMI are able to access housing options that fit their unique needs and promote stability and recovery.

TABLE 46: SUMMARY OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING AND ENRICHED RESIDENTIAL CARE (2023)

	Individuals
Total Number of Clients Served	7,103

Race & Ethnicity	Response-Level	Person-Level
Black or African American	3,029	2,869
Hispanic or Latino	1,556	1,344
White	1,557	1,341
American Indian or Alaskan Native	148	59
Other	138	392
Asian	254	209
Middle Eastern or North African	33	21
Native Hawaiian or Pacific Islander	34	18
Hispanic or Latino, White	N/A	109
Unknown/Not Reported	741	741

Gender	
Cis Woman	3,236
Cis Man	3,467
Transgender	11
Unknown/Not Reported	389

Age	
<18	10
18 – 59	4,634
60+	2,116
Unknown/Not Reported	343

Since 2008 DMH has invested more than $1 billion of MHSA funding in the capital development of project-based PSH that targets PEH that are diagnosed with SMI through various programs such as the MHSA and Special Needs Housing Programs which are administered by California Housing Finance Agency on behalf of DMH and the Mental Health Housing and No Place Like Home (NPLH) Programs which are administered by Los Angeles County Development Authority (LACDA) on behalf of DMH. These programs have resulted in partnerships with developers, onsite service providers and property management companies committed to serving the DMH population. The project-based PSH model promotes increased housing retention by including onsite integrated supportive services to assist PEH in their transition from homelessness into housing and provides the supports needed to retain housing and achieve recovery goals. This integrated service model includes Intensive Case Management Services which are focused on housing case management provided through Department of Health Services Housing For Health, the Housing Supportive Services Program which is a specialty mental health program offering services such as individual and group therapy, crisis intervention and medication management provided through DMH and Client Engagement and Navigation Services which are substance use disorder assessment and linkage services provided through Department of Public Health Substance Abuse Prevention and Control. A solicitation for the final tranche of NPLH funds was released on December 27, 2023 and will allocate up to $140 million for the development of new PSH units. Additional capital investment funding will be dependent upon future allocations through legislation and/or ballot measures.

DMH also supports clients in accessing PSH through their Federal Housing Subsidy Unit. This unit links clients to tenant-based resources, including Continuum of Care vouchers, Tenant Based Supportive Housing vouchers, Homeless Section 8 vouchers and Housing Choice vouchers, which are typically not tied to a specific building but rather allow clients to locate a unit within the community. Through direct contracts with the County and City of Los Angeles Housing Authorities, DMH provides clients with subsidies that make rent affordable by allowing clients to pay only a designated percentage of their income toward rent with the balance paid to the landlord by the Housing Authority. DMH also provides rental subsidies for PSH through the Flexible Housing Subsidy Pool, which is administered by Brilliant Corners and provides similar, but locally-funded subsidies for clients in need who may not qualify for Federal housing subsidies.

The below charts show demographic information for clients linked to both tenant-based and project-based PSH resources through DMH. This report contains data from the same PSH components reported by DMH in last year's report but combines all components including the MHSA Capital Investment, Capitalized Operating Subsidy Reserve, Federal Housing Subsidy Unit, Legacy Flexible Housing Subsidy Pool and Housing for Mental Health.[54] For increased transparency, we are presenting clients' race and ethnicity information in two formats. The race and ethnicity at the response level format counts people multiple times for each separate race/ethnicity category they report.[55] For example, if a client identifies as both Black and Latino, they are counted in both the "Black or African American" and the "Hispanic or

[54] The data was consolidated to be consistent with other sections of this report and for clarity purposes. To avoid duplication, any new capital development investments through No Place Like Home should be included in LACDA's reporting as they administer this program for DMH.
[55] These tables will have a total number greater than the number of clients in each program or set of programs.

Latino" categories. This format provides full transparency into the separate racial and ethnic groups with which clients identify.

The race and ethnicity at the person level format counts each person once and clients who identify with multiple racial/ethnic groups are categorized as the combination of those groups. For example, if a client identifies as both White and Latino, they are counted once under the combined category "Hispanic or Latino, White". This format provides greater visibility into multi-racial identities, however, this format also results in many categories that can represent relatively infrequent multi-racial identifies. To create more legible tables, relatively infrequent multi-racial identities are aggregated into a highly diverse category "Other" category.

The following data includes all individuals in DMH managed PSH, many of whom have been in their apartment for over ten (10) years. The demographics of the homeless population have shifted over the years, therefore DMH client demographics do not necessarily reflect the current point in time count demographics of the County's homeless population. For example, over the past few years there has been a decrease in the percentage of people experiencing homelessness that are Black or African American and an increase in people that are Hispanic or Latino. These demographics will likely shift over time as new people access DMH's housing resources.

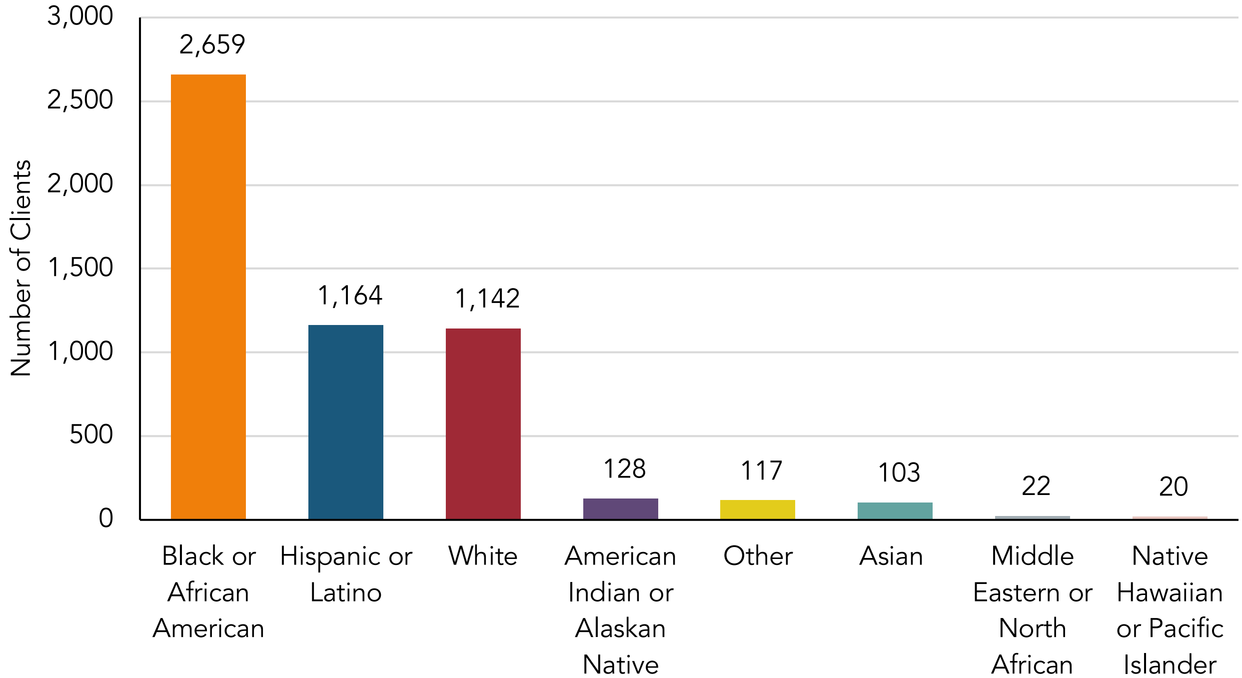
Figures 45 through 48 and Tables 47 through 48 provide a summary of demographic information for clients in both tenant- and project-based PSH resources through DMH. Highlights include:

- Half of clients identify as Black of African American; and
- Nearly four (4) out of ten (10) clients are between the ages of 40 and 59.

TABLE 47: SUMMARY OF RACE & ETHNICITY OF CLIENTS SERVED IN DMH PERMANENT SUPPORTIVE HOUSING (2023)

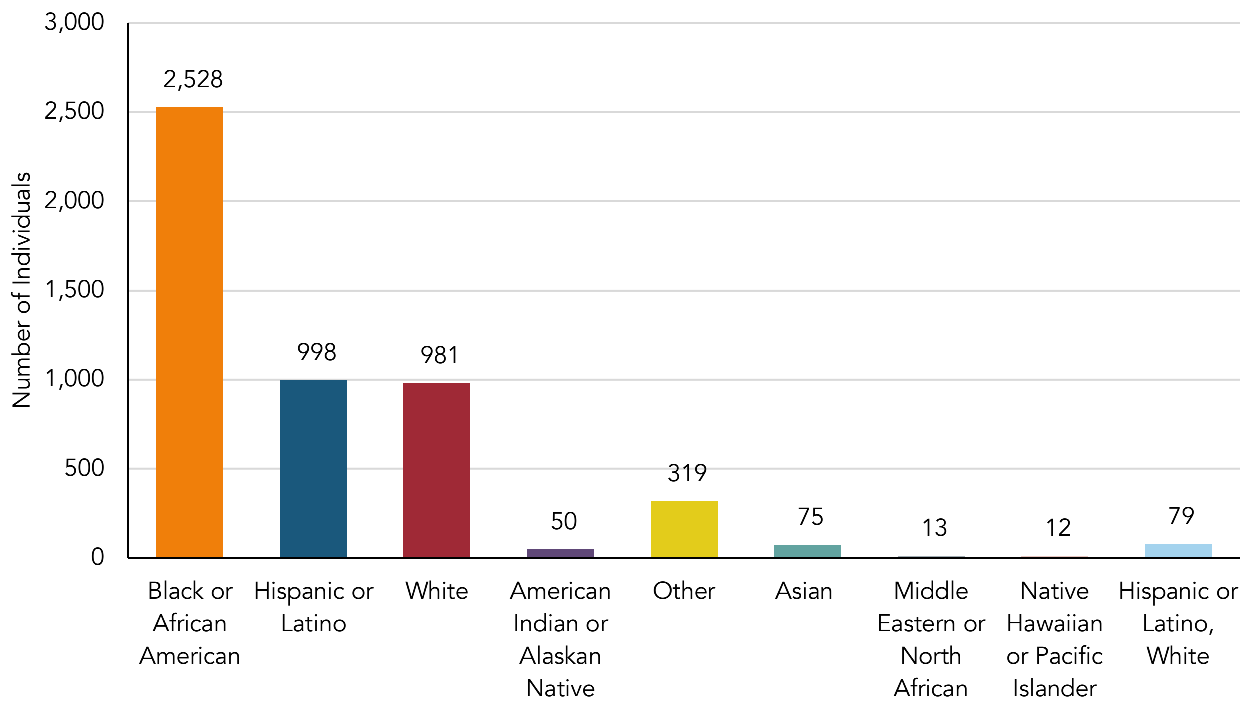
	Response Level	Person Level
Black or African American	2,659	2,528
Hispanic or Latino	1,164	998
White	1,142	981
American Indian or Alaska Native	128	50
Asian	103	75
Middle Eastern or North African	22	13
Native Hawaiian or Pacific Islander	20	12
Hispanic or Latino, White	N/A	79
Other	117	319
Unknown/Not Reported	633	633

FIGURE 45: RACE & ETHNICITY OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING (RESPONSE LEVEL)* (2023)



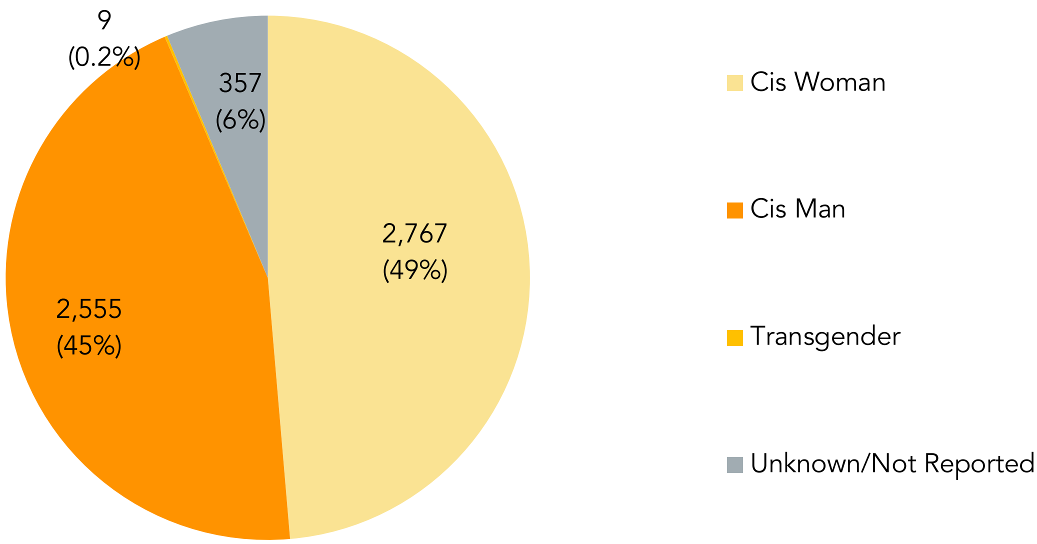
*Represents clients housed in 2023 and individuals that were reported as "Unknown" and "Not Reported" are not represented. For a given client, each distinct race and ethnicity response is counted separately, so clients may be represented multiple times.

FIGURE 46: RACE & ETHNICITY OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING (PERSON LEVEL)* (2023)



*Represents clients housed in 2023 and individuals that were reported as "Unknown" and "Not Reported" are not represented. Clients with multiple race and ethnicity responses are summarized into combination categories and those that account for less than one (1) percent of the total clients are aggregated into the "Other" category.

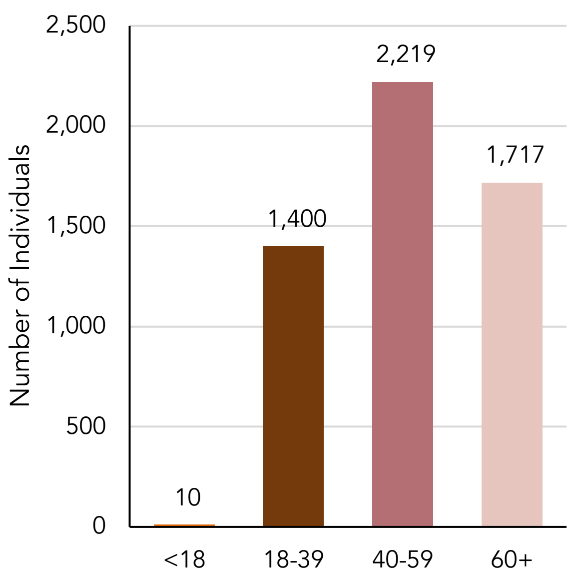
FIGURE 47: GENDER OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING* (2023)



	# of Individuals
Cis Woman	2,767
Cis Man	2,555
Transgender	9
Unknown/Not Reported	357

Represents clients housed in 2023.

FIGURE 48: AGE OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING* (2023)



**Represents clients housed in 2023 and individuals that were reported as "Unknown" and "Not Reported" are not represented.*

TABLE 48: AGE CATEGORIES OF CLIENTS SERVED IN DMH PERMANENT SUPPORTIVE HOUSING (2023)

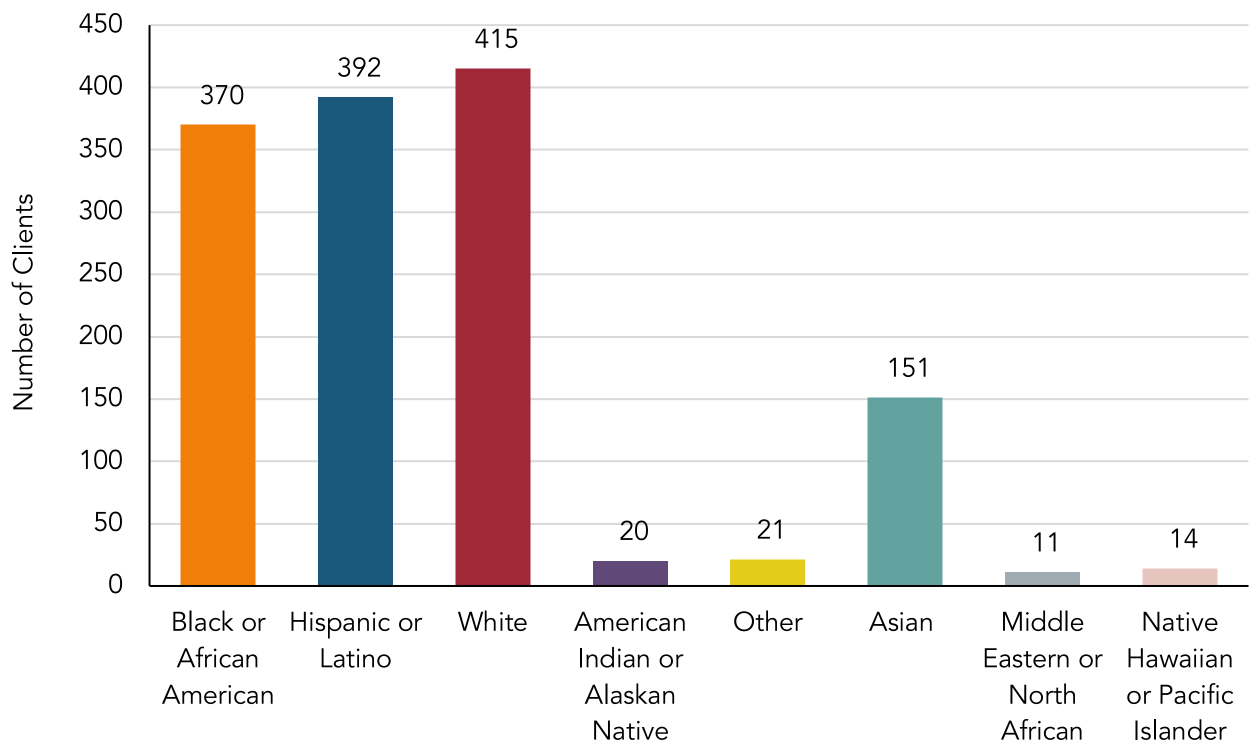
	# of Individuals
<18	10
18-29	498
30-39	902
40-49	925
50-59	1,294
60-69	1,356
70-79	333
80-89	22
90+	6
Unknown/Not Reported	342

While many DMH clients transitioning from homelessness are able to live independently in an apartment with supportive services, DMH also funds rental subsidies for individuals within their client population that have higher acuity needs. To address the needs of these clients, DMH has made significant investments in their Enriched Residential Care (ERC) Program which provides funding to support clients living in licensed residential care facilities. This type of housing provides 24-hour care and supervision which includes support with activities of daily living, food preparation and medication management and allows clients that need these supports to successfully live in the community. ERC also provides housing supports for individuals transitioning from higher levels of care, that were homeless at program entry or would likely become homeless upon program discharge. Below are the demographics of clients assisted through ERC. The following data includes all 1,415 individuals served through DMH funded ERC, many of whom have lived in the same ERC placement for many years. It is interesting to note that the demographics of DMH clients in the two housing types are notably different in terms of race/ethnicity, gender and age[56].

Figures 49 through 52 and Tables 49 through 50 provide a summary of demographic information for clients in ERC placements. Highlights include:

- Nearly 2/3 of clients in ERC identify as cis men; and
- More than a quarter of clients are over the age of 60.

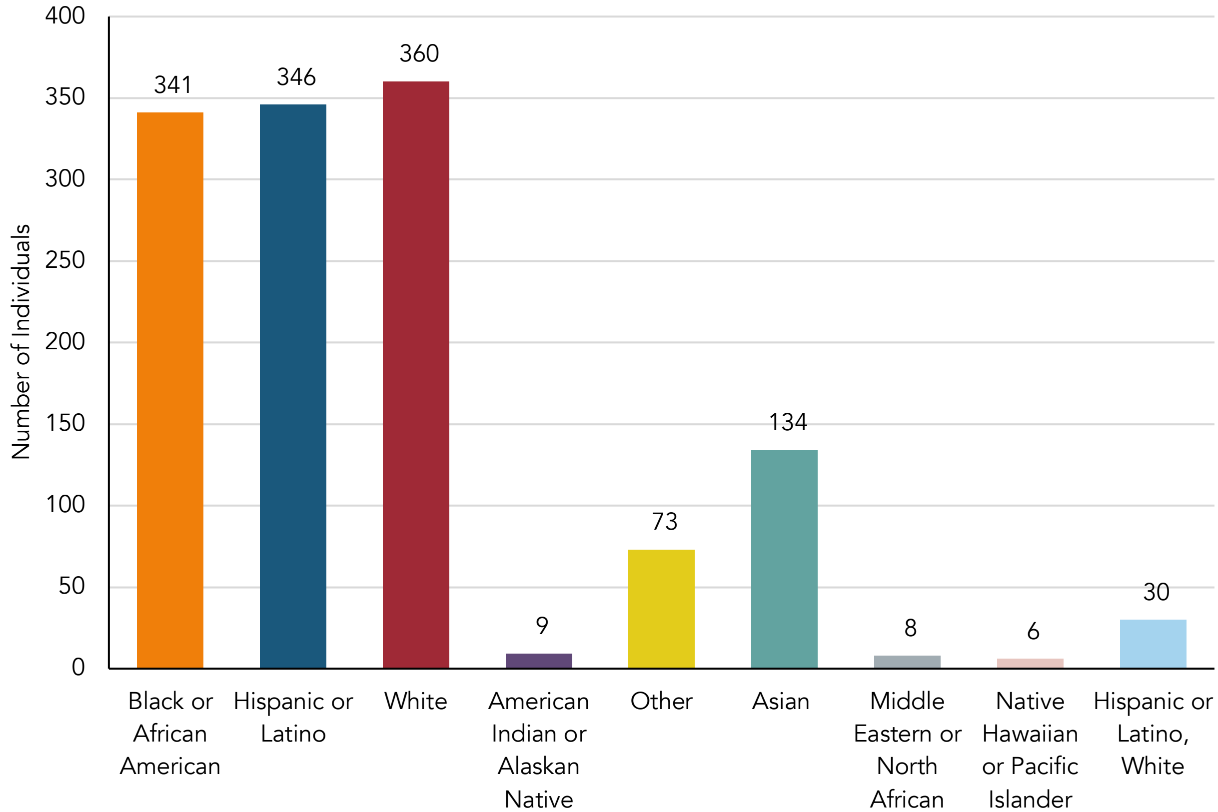
FIGURE 49: RACE & ETHNICITY OF CLIENTS IN DMH ENRICHED RESIDENTIAL CARE (RESPONSE LEVEL)* (2023)



**Represents clients housed in 2023 and individuals that were reported as "Unknown" and "Not Reported" are not represented. For a given client, each distinct race and ethnicity response is counted separately, so clients may be represented multiple times.*

[56] Further exploration is needed to better understand this nuance of the data.

FIGURE 50: RACE & ETHNICITY OF CLIENTS IN DMH ENRICHED RESIDENTIAL CARE (PERSON LEVEL)* (2023)

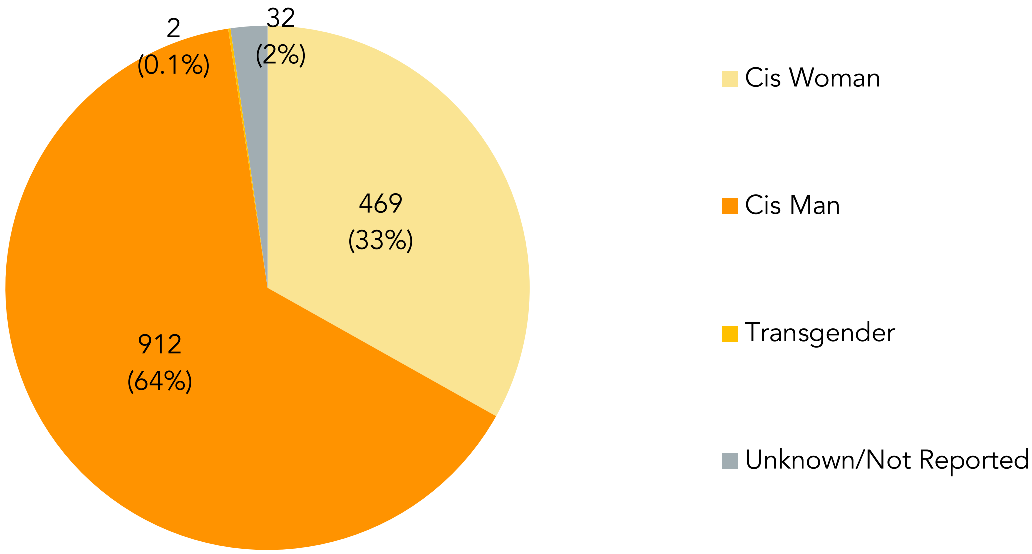


**Represents clients housed in 2023 and individuals that were reported as "Unknown" and "Not Reported" are not represented. Clients with multiple race and ethnicity responses are summarized into combination categories and those that account for less than one (1) percent of the total clients are aggregated into the "Other" category.*

TABLE 49: SUMMARY OF RACE & ETHNICITY OF CLIENTS SERVED IN DMH ENRICHED RESIDENTIAL CARE (2023)

	Response Level	Person Level
Black or African American	370	341
Hispanic or Latino	392	346
White	415	360
American Indian or Alaska Native	20	9
Asian	151	134
Middle Eastern or North African	11	8
Native Hawaiian or Pacific Islander	14	6
Hispanic or Latino, White	N/A	30
Other	21	73
Unknown/Not Reported	108	108

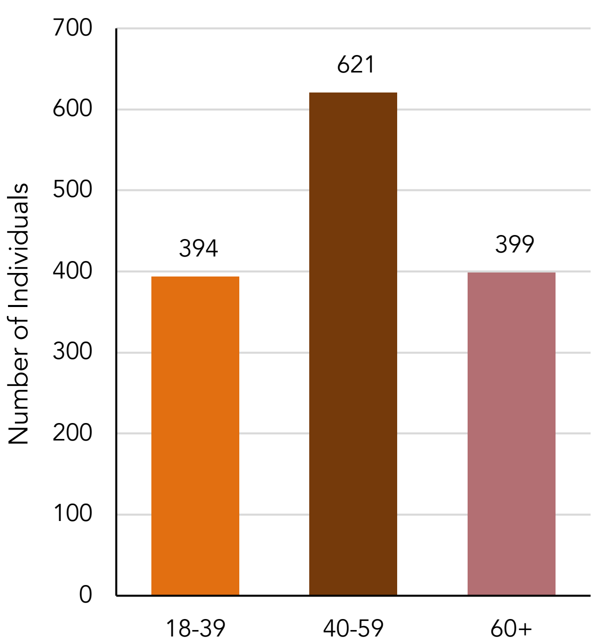
FIGURE 51: GENDER OF CLIENTS IN DMH ENRICHED RESIDENTIAL CARE* (2023)



	# of Individuals
Cis Woman	469
Cis Man	912
Transgender	2
Unknown/Not Reported	32

**Represents clients housed in 2023.*

FIGURE 52: AGE OF CLIENTS IN DMH ENRICHED RESIDENTIAL CARE* (2023)



**Represents clients housed in 2023 and individuals that were reported as "Unknown" and "Not Reported" are not represented.*

TABLE 50: AGE CATEGORIES OF CLIENTS SERVED IN DMH ENRICHED RESIDENTIAL CARE (2023)

	# of Individuals
18-29	108
30-39	286
40-49	301
50-59	320
60-69	320
70-79	77
80-89	2
Unknown/Not Reported	1

Department of Consumer and Business Affairs

The Department of Consumer and Business Affairs (DCBA) serves as the administrator of the County's eviction defense program, also known as Stay Housed LA County, funded by a mix of County funds, American Rescue Plan (ARP) dollars, Permanent Local Housing Allocation (PLHA) grant dollars, City of Long Beach General funds, and state Emergency Rental Assistance Program (ERAP) dollars to provide low-income tenants living in the county with free limited and full-scope legal representation; short-term rental assistance; and direct tenant outreach, education, and other complementary services to stabilize their housing while facing potential eviction and/or homelessness due to financial hardship.

In CY 2023, Stay Housed L.A provided legal representation to 3,574 tenant households, short-term rental assistance to 159 households in the amount of $1,560,703 and provided direct outreach to over 217,680 tenants.

In April 2023, DCBA submitted a report to the Board on Sustainably Expanding Eviction Defense Services in Los Angeles County in response to a Board motion from September 2022. In the report, DCBA provided recommendations on how to transition Stay Housed L.A. County into a permanent DCBA program by 2025 to meet the growing demand for countywide eviction prevention and defense services. On July 11, 2023 the Board approved a motion which included directives for DCBA, in collaboration with County Counsel, CEO, and other relevant departments to (1) return with a draft Right to Counsel ordinance and; (2) draft a reassessment report that considers needed updates to the implementation plan originally submitted by DCBA in its April 2023 report.

DCBA and County Counsel submitted a Tenant Right to Counsel ordinance to the Board on July 16, 2024 and it was adopted on July 23, 2024. To inform this process, DCBA held three stakeholder engagement sessions in November and December 2023 to solicit feedback on the proposed implementation of a RTC ordinance and Universal Access to Legal Representation program for representatives from incorporated cities in the County and rental property owners. Additionally, DCBA submitted a report back to the Board on May 10, 2024, in response to a motion filed in July 2023. The report included a summary of findings from these stakeholder engagement sessions, updates on the approach to tenant outreach, program funding needs, and key considerations for improving upon and increasing the recruitment and retention of Stay Housed L.A. attorneys and outreach staff. Table 51 summarizes activity of the Stay Housed L.A. County program in 2023. Highlights include:

- The significant increase in annual expenditures (76 percent) from 2022 to 2023 is due to improvements in infrastructure as well as the expansion of available funding to provide eviction defense services to tenants;
- The decrease in tenants connected with over the phone and provided with limited scope legal representation was due to resources being focused on more direct outreach through workshops and clinics and a greater emphasis on providing tenants with full scope legal representation that is more expensive and time intensive; and
- Tenants provided with short-term rental assistance increased by 45 percent from 2022.

TABLE 51: STAY HOUSED L.A. COUNTY* EXPENDITURES AND ACTIVITY (2023)

	Amount	% Change from 2022
Expenditures	$11,096,407	+76%
	# of Tenants	
Connected with Over Phone and Text Message	195,572	-81%
Provided with Limited Scope Legal Representation	2,595	-38%
Provided with Full Scope Legal Representation	979	+6%
Provided with Short-Term Rental Assistance	159	+45%

* *The data presented here represents resources and efforts expended by the County of Los Angeles and not those by other jurisdictions also operating under the Stay Housed LA Program.*

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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 52 through 56 and Figures 53 and 55 summarize the households and individuals that participated in LAHSA's RRH programs in 2023. Highlights include:

- Actively enrolled households declined by 16 percent from 2022 (see Table 53 and Figure 53);
- The number of individuals housed in 2023 increased by more than 900 from 2022 (see Table 53);
- The rapid-rehousing budget for FY2023-2024 slightly increased (2 percent) from FY2022-2023 (see Table 52); and
- Adults continue to be the predominant population housed through the RRH program (73 percent), as more participants were transitioned from interim to permanent housing (see Table 55).

TABLE 52: LAHSA RRH EXPENDITURES (FY2023)

	Amount	% Change from FY2022
FY2023-24 RRH Budget	$179,656,046	+2%*
FY2023-24 Average Cost per Household**	$26,459	N/A
FY2023-24 Average Cost per Individual***	$16,850	N/A

**The budget allocation for FY22-23 was corrected to $176,084,885 and the percentage change reflects that.*
***A household can be one or more persons.*
****An individual is representative of one person.*

TABLE 53: LAHSA RRH PROGRAMS (2023)

	# of Households	% Change in # of Households from 2022	# of Individuals	% Change in # of Individuals from 2022
Actively Enrolled	8,373	-16%	12,993	-18%
Housed*	4,935	+17%	7,819	+13%
Received Rental Assistance**	6,052	-10%	8,004	-16%

**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.*

FIGURE 53: ACTIVELY ENROLLED HOUSEHOLDS THROUGH LAHSA RRH PROGRAM BY YEAR (2019-2023)

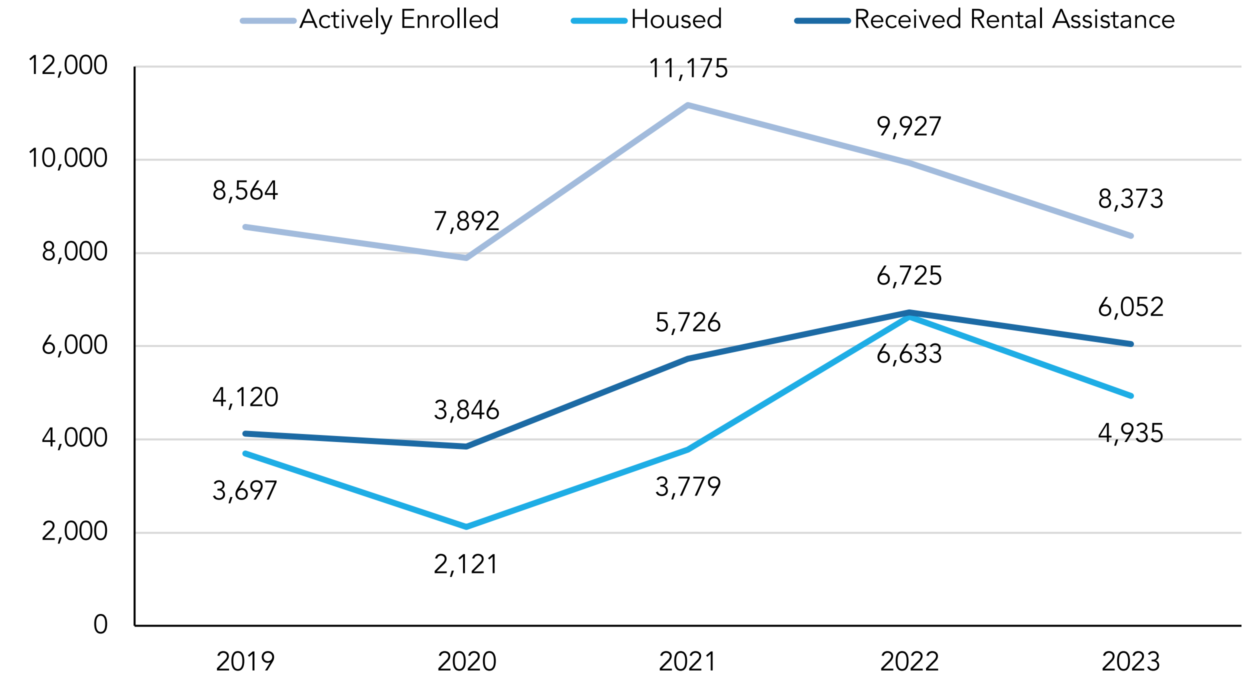
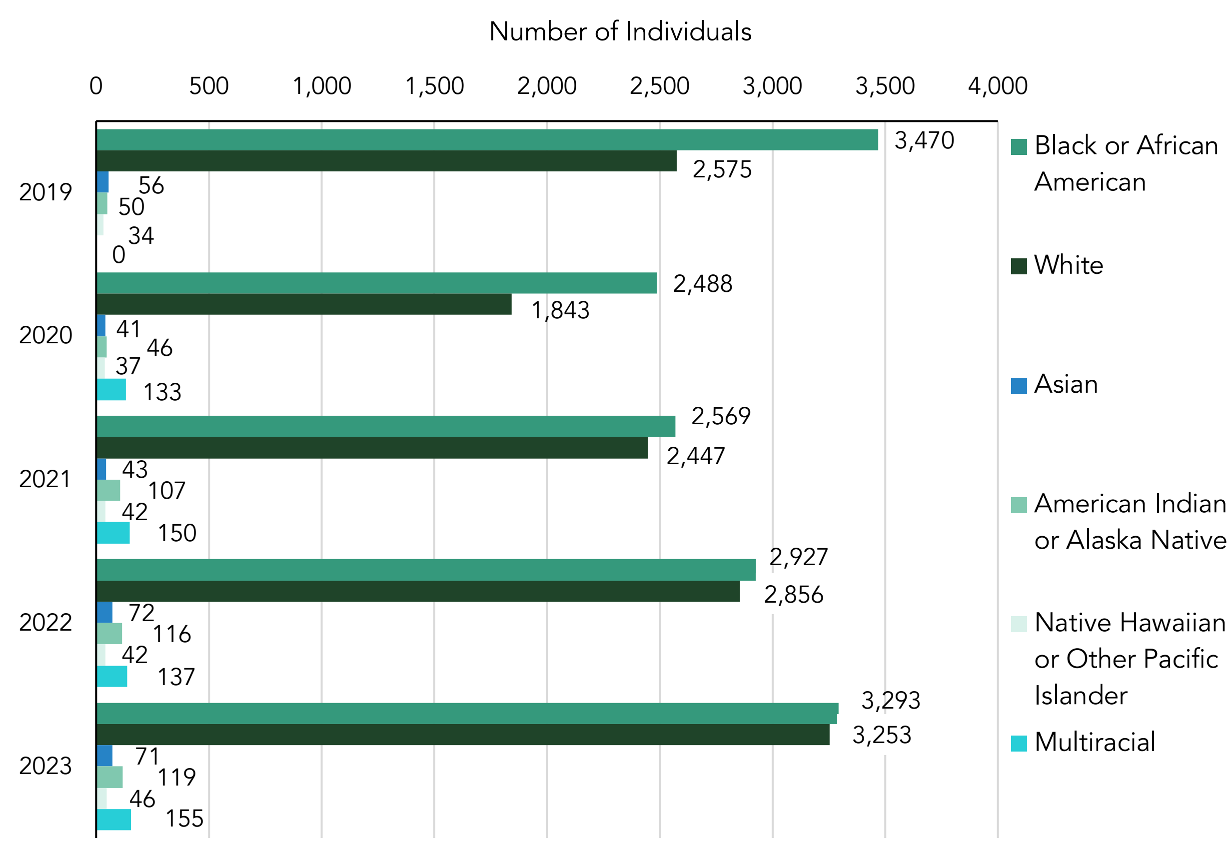


FIGURE 54: RACE OF INDIVIDUALS* HOUSED THROUGH LAHSA RRH PROGRAM (2019-2023)



Year	Black or African American	White	Asian	American Indian or Alaska Native	Native Hawaiian or Other Pacific Islander	Multiracial	Unknown*	Total
2019	3,470	2,575	56	50	34	N/A	560	**6,745**
2020	2,488	1,843	41	46	37	133	401	**4,989**
2021	2,569	2,447	43	107	42	150	492	**5,850**
2022	2,927	2,856	72	116	42	137	753	**6,903**
2023	3,293	3,253	71	119	46	155	882	**7,819**

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

TABLE 54: ETHNICITY OF INDIVIDUALS HOUSED THROUGH LAHSA RRH PROGRAM (2023)

	# of Individuals	% Change from 2022
Non-Hispanic/Latino	4,512	+11%
Hispanic/Latino	3,027	+16%
Unknown*	280	+24%
Total	**7,819**	**+13%**

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

TABLE 55: TYPES OF HOUSEHOLDS HOUSED THROUGH LAHSA RRH PROGRAM (2023)

	# of Households	% Change from 2022
Families	1,125	+8%
Youth	232	-6%
Adults	3,589	+21%
Total*	**4,935**	**+17%**

**Sum of the column may exceed the total of households due to data quality issues where households may not be grouped together and getting counted as a separate households.*

TABLE 56: GENDER OF INDIVIDUALS HOUSED THROUGH LAHSA RRH PROGRAM (2023)

Gender	# of Individuals	% Change from 2022
Woman (Girl, if child)	4,022	+13%
Man (Boy, if child)	3,755	+16%
Transgender	55	+53%
Non-Binary	14	-26%
Unknown	23	-53%
Total*	**7,819**	**+13%**

**The sum of the column may exceed the total of individuals as client could select more than one gender as their identity.*

LAHSA funds a number of Permanent Supportive Housing (PSH) programs that aim to quickly house people experiencing homelessness by administering federal, state, and local funds to LA CoC service providers. Tables 57 through 60 and Figure 70 summarize the households and individuals that participated in LAHSA's PSH programs in 2023. Highlights include:

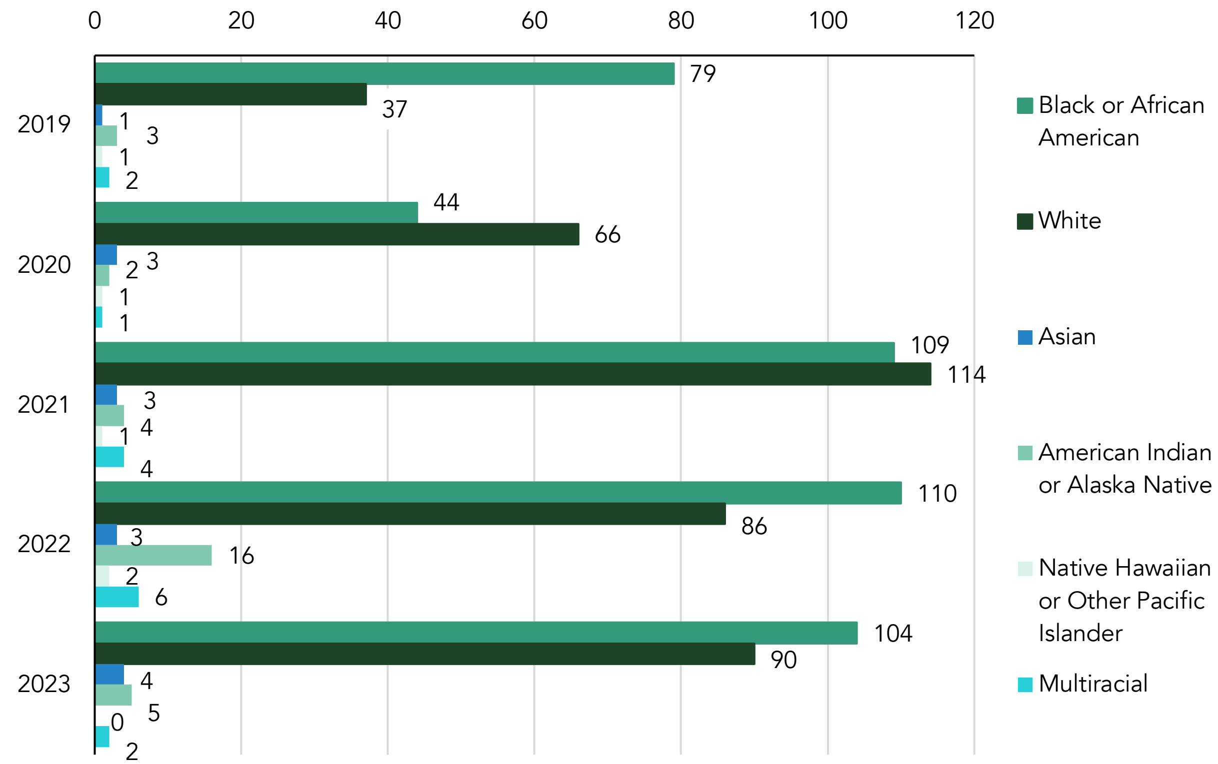
- Black or African Americans make up nearly half of the individuals housed in 2023 (see Figure 70); and

- The number of individuals housed through the PSH program declined by seven (7) percent from 2022 (see Table 57).

TABLE 57: LAHSA PSH PROGRAMS (2023)

	# of Households	% Change in # of Households from 2022	# of Individuals	% Change in # of Individuals from 2022
Housed	159	-18%	211	-7%
Currently Housed	1,056	-11%	1,343	-8%
Newly Housed in 2023	123	-19%	153	-15%

FIGURE 55: RACE OF INDIVIDUALS* HOUSED THROUGH LAHSA PSH PROGRAM (2019-2023)



Year	Black or African American	White	Asian	American Indian or Alaska Native	Native Hawaiian or Other Pacific Islander	Multiracial	Unknown**	Total
2019	79	37	1	3	1	2	0	**123**
2020	44	66	3	2	1	1	0	**117**
2021	109	114	3	4	1	4	3	**238**
2022	110	86	3	16	2	6	5	**228**
2023	104	90	4	5	0	3	5	**211**

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

TABLE 58: ETHNICITY* OF INDIVIDUALS HOUSED THROUGH LAHSA PSH PROGRAM (2023)

	# of Individuals	% Change from 2022
Non-Hispanic/Latino	135	-13%
Hispanic/Latino	72	-1%
Unknown	4	N/A
Total**	**211**	**-7%**

**Ethnicity reported is based on head of householder.*
***Includes individuals that were reported as 'client doesn't know', client refused' and 'data not' collected.*

TABLE 59: TYPES OF HOUSEHOLDS HOUSED THROUGH LAHSA PSH PROGRAM (2023)

	# of Households	% Change from 2022
Families	10	-9%
Youth	21	+163
Adults	128	-28%
Total	**159**	**-18%**

TABLE 60: GENDER OF INDIVIDUALS HOUSED THROUGH LAHSA PSH PROGRAM (2023)

Gender	# of Individuals	% Change from 2022
Woman (Girl, if child)	96	+2%
Man (Boy, if child)	112	-15%
Transgender	3	+50%
Non-Binary	1	N/A
Total*	**211**	**-7%**

**The sum of the column may exceed the total of individuals as client could select more than one gender as their identity.*

Section 4. Neighborhood Context for Creating and Preserving Affordable Homes

Overview

Section 4 of the Affordable Housing Outcomes Report assesses neighborhood dynamics such as gentrification and displacement, transit access, and resources and opportunity that can be used to inform the County's affordable housing investments and policies.

Data Sources and Methodology

Gentrification, Displacement, and RCAAs

The analysis in this section utilizes the Los Angeles County Development Authority's (LACDA) Tracking Regional Affordability and Challenges to Tenancy (TRACT) tool to measure gentrification and displacement at the neighborhood level. TRACT is an interactive mapping tool developed in partnership between LACDA, Strategic Actions for a Just Economy (SAJE), and theworksLA that uses housing, demographic, economic, and other relevant data to assess gentrification and residential displacement pressures in Los Angeles County.[57] TRACT provides three scores for each census tract in the county in three areas: gentrification potential, gentrification intensity, and displacement vulnerability.[58]

The analysis in this section also incorporates Racially Concentrated Areas of Affluence (RCAAs) as defined by the California Department of Housing and Community Development (HCD).[59] RCAAs are neighborhoods where the population is disproportionately white and affluent.[60] This analysis uses TRACT and RCAAs to determine how many of the county's subsidized affordable rental homes at risk of

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[57] Please note that this Report relies on 2021 TRACT data provided by LACDA in 2023, as updated TRACT data was not available at the time of this writing.

[58] TRACT incorporates data collected at two scales – parcel and census tract – to construct and present composite scores at three scales – parcel, census tract, and community. This section focuses on the census tract level composite score.

[59] RCAAs were originally developed by scholars at the University of Minnesota to illustrate the flip side of the Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) metric used by the Department of Housing and Urban Development (HUD) in the 2015 AFFH rule. HCD created the RCAA metric to help jurisdictions meet their statutory requirement for the Housing Element's Assessment of Fair Housing. For more information see: https://www.arcgis.com/home/item.html?id=4100330678564ad699d139b1c193ef14.

[60] RCAAs are used to proxy exclusive neighborhoods alongside other TRACT geographies, based on consultation with LACDA. While the analysis in this section is based on 2020 census tract boundaries, HCD's RCAA metric uses 2010 census tract boundaries. For the purposes of this analysis, a census tract is considered an RCAA if at least 50% of its area is within an RCAA as defined by HCD.

conversion to market-rate housing are located in areas where their loss could contribute to patterns of displacement and exclusion of low-income people from increasingly resource- and amenities-rich areas.[61]

Transit Access

Affordable housing located near transit positively impacts the health and well-being of residents, yet access to transportation by low-income individuals and families has been greatly limited.[62] Access to consistent and well-structured public transportation allows residents to access job opportunities and other services farther from their home, building stronger socioeconomic networks. However, gentrification may be more likely to occur in areas served by transit, which can lead to low-income households losing access to public transportation when they move due to displacement pressures.[63] Transit-connected gentrification is especially concerning for low-income households since they are more dependent on public transportation than higher-income households and are less likely to drive when they live near transit stations.[64] This analysis uses the Southern California Association of Government's (SCAG) 2045 High Quality Transit Areas (HQTAs) to capture transit-oriented areas in the county. This HQTA data helps us determine how many of the 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 national study published in 2018 found that 62 percent of the observed variation in long-term earnings among children born into low-income families around 1980 reflects the causal effects of place, as opposed to differences in their family characteristics. This study and others have also provided evidence on which neighborhood characteristics, such as poverty and employment rates, are correlated with rates of upward mobility and long-term earnings.[65]

State housing funding agencies use an opportunity map that draws on this "neighborhood effects" evidence base to inform policies that incentivize locating affordable housing in higher-resource neighborhoods, ultimately aiming to achieve the larger goal of offering low-income families a more balanced set of location choices when compared to historical trends. The Tax Credit Allocation Committee

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[61] The California Housing Partnership assesses the historical loss and conversion risk of affordable rental developments in Los Angeles County. For the purposes of this analysis, a development is considered 'at-risk' if it is at risk of converting to market-rate in the next five years or next year ('High Risk' and 'Very High Risk', categories, respectively, in the Partnership's risk assessment). For more information on these categories and the Partnership's risk assessment methodology, see Section 2 or Appendix A: Methodology.

[62] For example, see: Park, Keunhyun, et al. 2018. The Impacts of a Built Environment Characteristics of Rail Station Areas on Household Travel Behavior. Retrieve from https://www.sciencedirect.com/science/article/abs/pii/S026427511730896X.

[63] For example, see: Chapple, Karen, et al. 2017. *Developing a New Methodology for Analyzing Potential Displacement*. UC Berkeley. Retrieved from https://escholarship.org/uc/item/6xb465cq.

[64] For example, see: Newmark, Gregory and Haas, Peter. 2015. *Income, Location Efficiency, and VMT: Affordable Housing as a Climate Strategy*. Center for Neighborhood Technology Working Paper. December 16.

[65] Chetty, et al. 2018. *The Opportunity Atlas: Mapping the Childhood Roots of Social Mobility*. Working Paper. Website: https://opportunityinsights.org/paper/the-opportunity-atlas/.

(TCAC) and the Department of Housing and Community Development (HCD) work with research partners that include the California Housing Partnership and multiple University of California research institutes to update this map (the "TCAC/HCD Opportunity Map" or "TCAC/HCD map") on an annual basis to account for new data and refine the methodology based on feedback and the emergence of new evidence. The version of the map used in this analysis was adopted by TCAC in January 2024.

In the TCAC/HCD map, each area—census tracts in non-rural areas and block groups in rural areas—is assigned to one of four categories (Highest Resource, High Resource, Moderate Resource, and Low Resource) based on regionally-derived scores for 9 evidence-based neighborhood indicators. Areas are divided into categories based on a regional threshold-based approach – where the total number of indicators above the regional threshold contribute to the area's final score. Areas with final scores of 8 to 9 are categorized as Highest Resource while areas with final scores of 6 to 7 are categorized as High Resource.[66] The map also includes a separate High-Poverty & Segregated overlay, which identifies neighborhoods which meet definitions for both racial segregation and high poverty rates, but which does not impact the underlying resource scoring or categorization in the opportunity map.[67]

Transit Access, Displacement, Gentrification, and RCAAs

This analysis uses SCAG's 2045 HQTA map, HCD's RCAA layer, and TRACT's composite scores to assess local housing dynamics around gentrification, displacement, and exclusion at the census tract level.

SCAG defines HQTAs as being within a half mile of stations with service every 15 minutes or less during peak commute times, including both fixed guideway transit and 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 a half mile.

HCD's RCAA layer identifies neighborhoods that are disproportionately white and affluent.

TRACT provides three composite scores, as described below, which provide context on where low-income households face increasing difficultly remaining in place given local housing market dynamics:[68]

- **Displacement Vulnerability**: Analyzes property and ownership information at the parcel level, as well as demographic and economic data at the census tract level, to assess risk of residential

[66] The Opportunity Map methodology was updated in 2023, including a shift from the previous index-based approach to a threshold-based approach. The new methodology also eliminates several neighborhood indicators, and transitions from a "high-poverty and segregated" filter to a separate overlay. For more, see the Opportunity Map methodology here: https://www.treasurer.ca.gov/ctcac/opportunity/2024/draft-2024-opportunity-mapping-methodology.pdf.
[67] High-poverty areas are defined as areas with 30 percent of the population or more below the federal poverty line; racially segregated areas are defined by having an overrepresentation of people of color relative to the county.
[68] Composite scores identify gentrification and displacement pressures consistent with extensive literature on these subjects. Composites are based on a variety of indicators drawn from several sources, including the US Census Bureau, the Los Angeles County Assessor, Treasurer & Tax Collector, Metro, and other datasets.

instability. Based on consultation with LACDA, high Displacement Vulnerability tracts are defined as those in the top 40% compared to the rest of the county.

- **Gentrification Potential:** Examines the spatial and economic conditions that render an area attractive for redevelopment, which risks displacing existing residents. Based on consultation with LACDA, high Gentrification Potential tracts are those in the top 40% compared to the rest of the county.
- **Gentrification Intensity**: Evaluates demographic and economic evidence of recent neighborhood change that may indicate ongoing gentrification and displacement, especially in communities with higher Displacement Vulnerability and Gentrification Potential indices. Based on consultation with LACDA, high Gentrification Intensity tracts are those that exhibit at least six (6) out of 10 Gentrification Intensity indicators.

Low-income households are particularly vulnerable where multiple TRACT layers overlap – specifically high Displacement Vulnerability and Gentrification Potential, as well as all three composite scores. This analysis considers each composite score individually and as they intersect.[69]

Summary Analysis of Neighborhood Displacement, Gentrification, and RCAAs

Figures 56 through 59 below shows the geographic distribution of all three TRACT composite scores as well as RCAAs in the county. Key takeaways are presented below:

- Fifty-eight (58) percent of census tracts are classified as high Displacement Vulnerability, primarily in downtown and south Los Angeles, as well as in the southern portion of the San Fernando Valley and southwestern areas of the San Gabriel Valley (see Figure 56).
- Fifty-five (55) percent of census tracts are classified as high Gentrification Potential, with concentrations in downtown, east and west Los Angeles, throughout the San Fernando and San Gabriel Valleys, and the Gateway Cities (see Figure 56).
- Forty-one (41) percent of census tracts are classified as high Gentrification Intensity, concentrated in downtown and northeast Los Angeles, as well as the southern portion of the San Fernando Valley and parts of east and west Los Angeles. Provided in (see Figure 58)
- Sixteen (16) percent of census tracts are located where high Displacement Vulnerability and high Gentrification Potential intersect, while four (4) percent are located where all three TRACT layers intersect. These intersections are primarily concentrated in downtown, east and south Los Angeles, and the San Fernando Valley, as well as parts of the San Gabriel Valley (see Figure 59).
- Finally, ten (10) percent of census tracts are classified as RCAAs, primarily in the western portion of the San Fernando Valley, west Los Angeles, coastal neighborhoods like Manhattan Beach and Palos Verdes, and suburban neighborhoods in the Santa Clara and San Gabriel Valleys (see Figures 56 through 65).

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[69] LACDA has indicated that the intersection between the Displacement Vulnerability and Gentrification Potential best represents ongoing and future low-income vulnerability. The Gentrification Intensity layer is included to identify tracts where preserving at-risk affordable housing may be particularly important due to recent gentrification.

FIGURE 56: LOS ANGELES COUNTY DISPLACEMENT VULNERABILITY AND RCAAS BY CENSUS TRACT

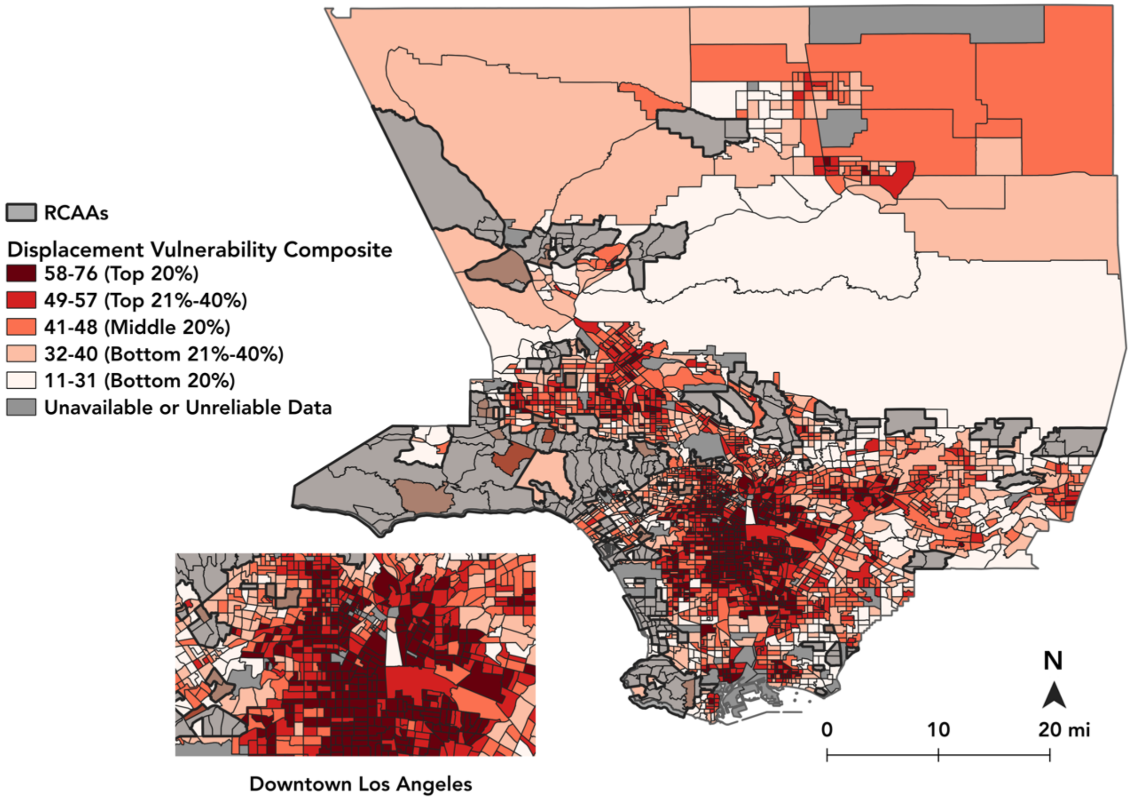


FIGURE 57: LOS ANGELES COUNTY GENTRIFICATION POTENTIAL AND RCAAS BY CENSUS TRACT

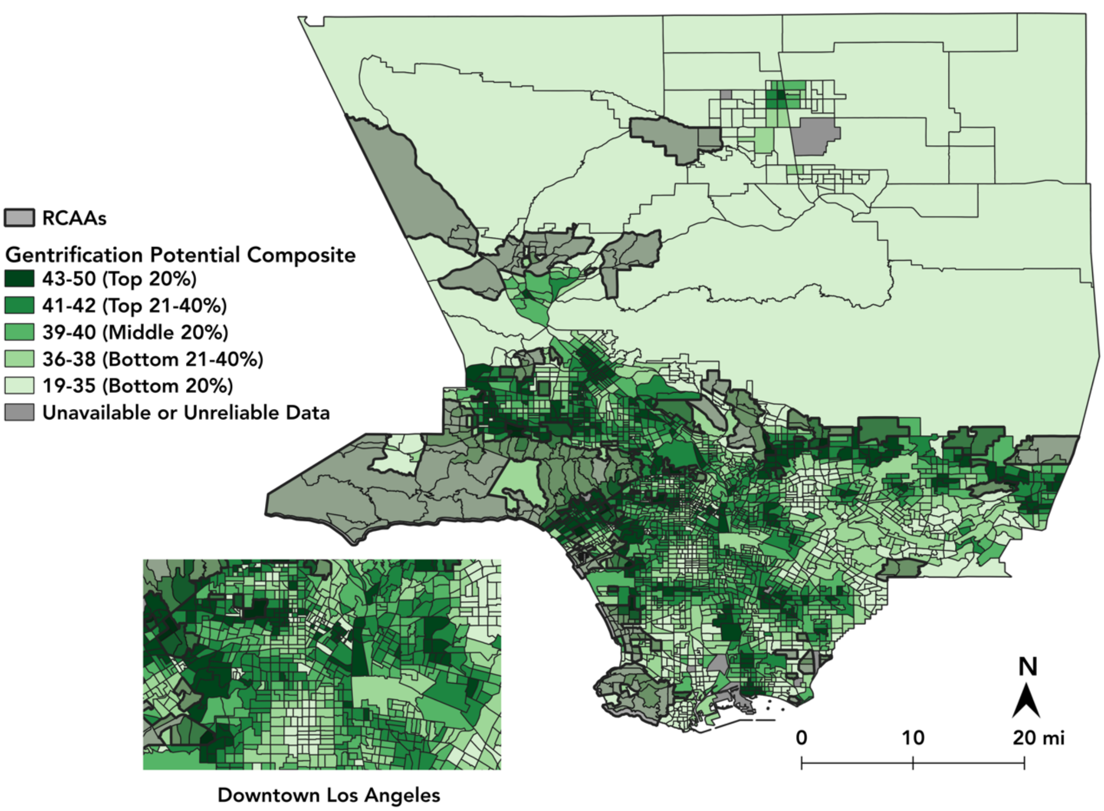


FIGURE 58: LOS ANGELES COUNTY GENTRIFICATION INTENSITY AND RCAAS BY CENSUS TRACT

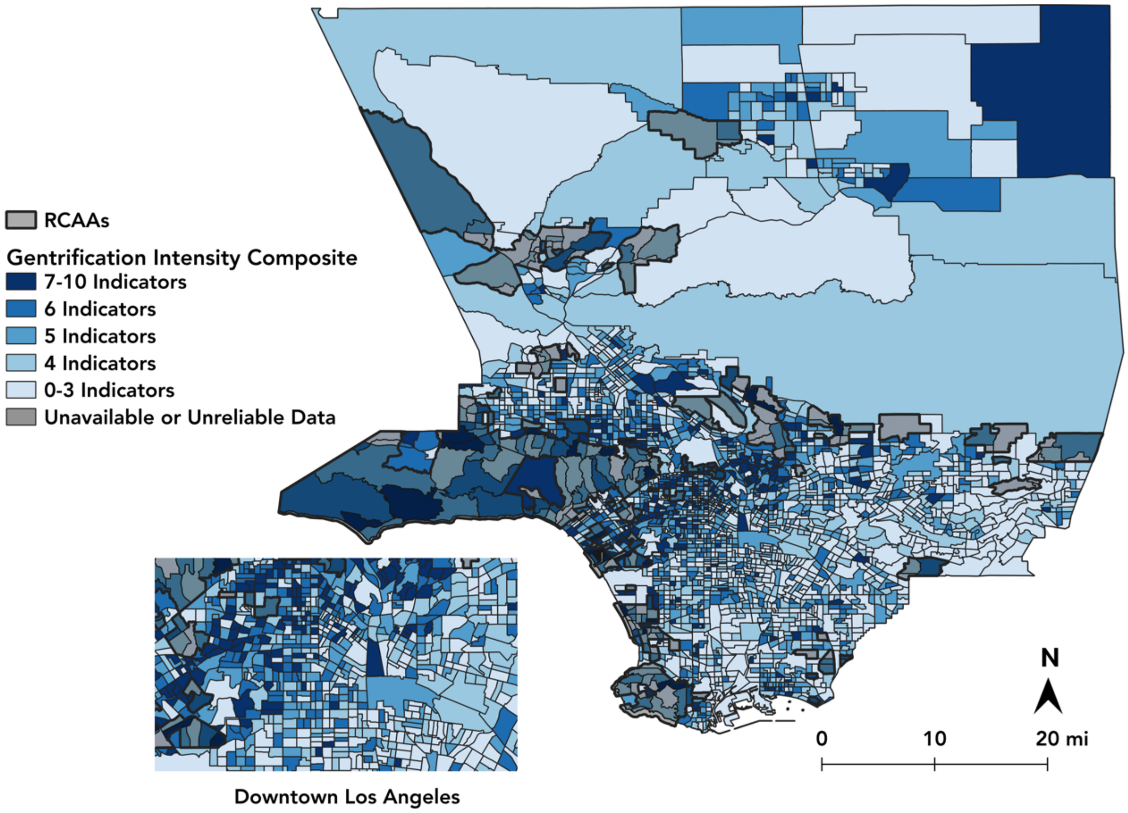
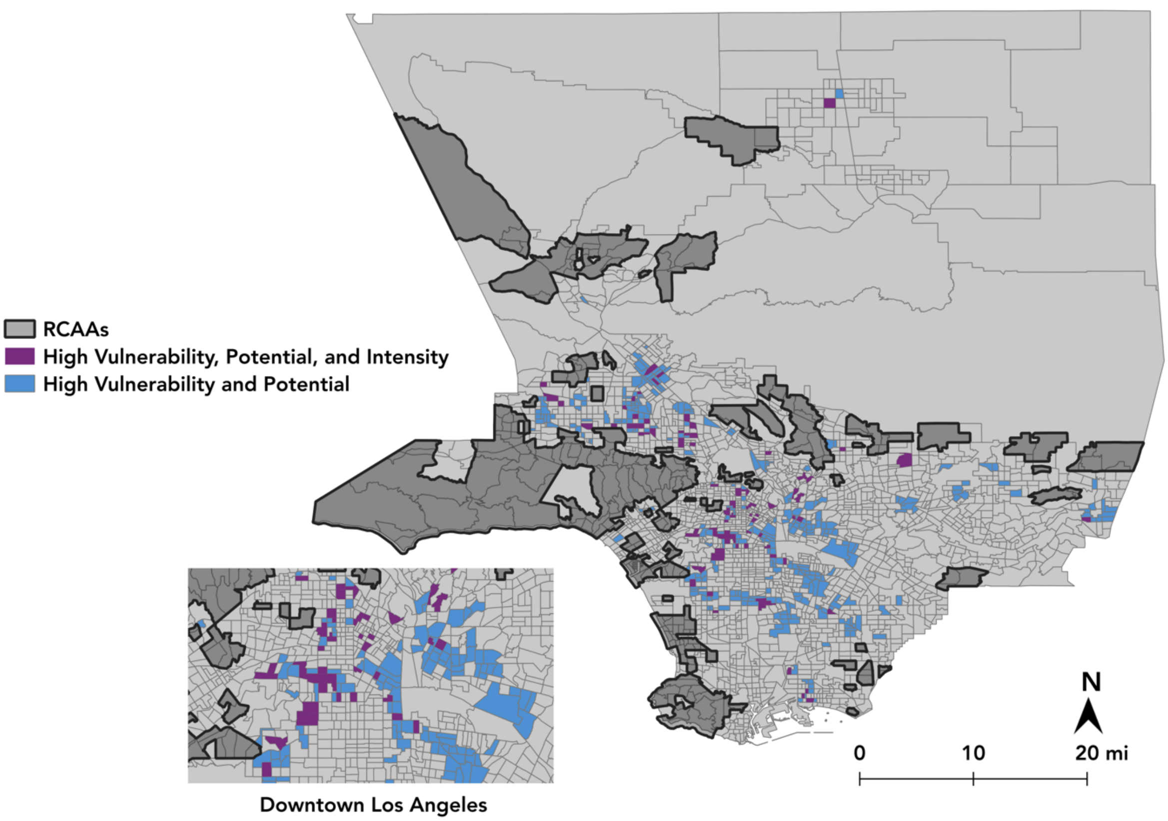


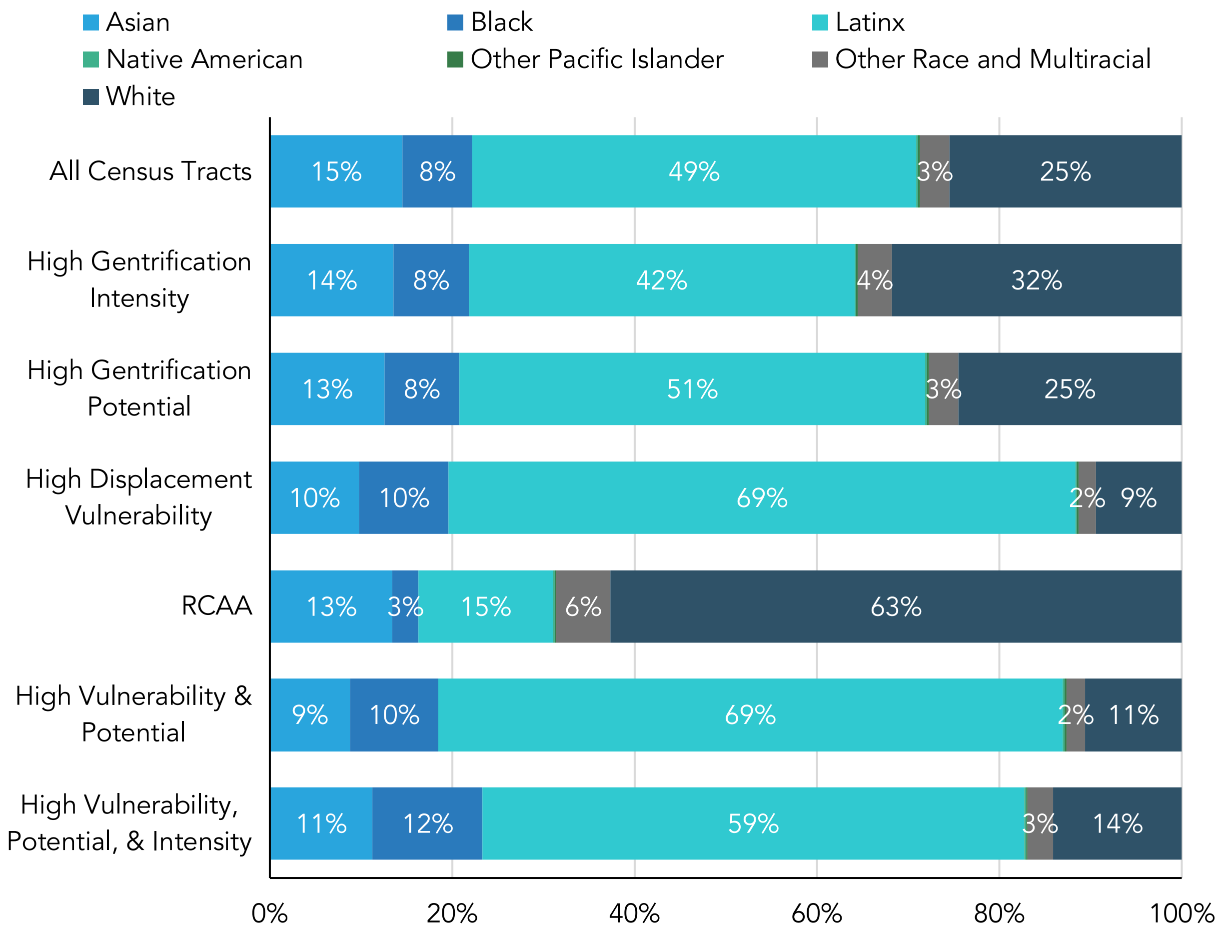
FIGURE 59: LOS ANGELES COUNTY TRACT TOOL INTERSECTIONS AND RCAAS BY CENSUS TRACT



Neighborhood Displacement, Gentrification, and RCAAs by Race and Ethnicity

Decades of explicitly segregationist and discriminatory housing and land use policies—such as redlining, restrictive covenants, government-sponsored white flight, disinvestment in communities of color, and predatory lending practices—have left a legacy of racialized displacement, gentrification, and exclusion throughout the county that lives on today. As shown in Figure 60, Latinx and Black residents are more likely to reside in high Displacement Vulnerability neighborhoods, neighborhoods with high Displacement Vulnerability and Gentrification Potential, and neighborhoods with overlapping TRACT composite layers than the resident of a typical neighborhood. They are also far less likely to live in neighborhoods classified as RCAAs. Nearly half of Black (49 percent) and more than half of Latinx (54 percent) residents in the county live in high Displacement Vulnerability neighborhoods (see Figure 61). By contrast, only 15 percent of white residents live in these areas.

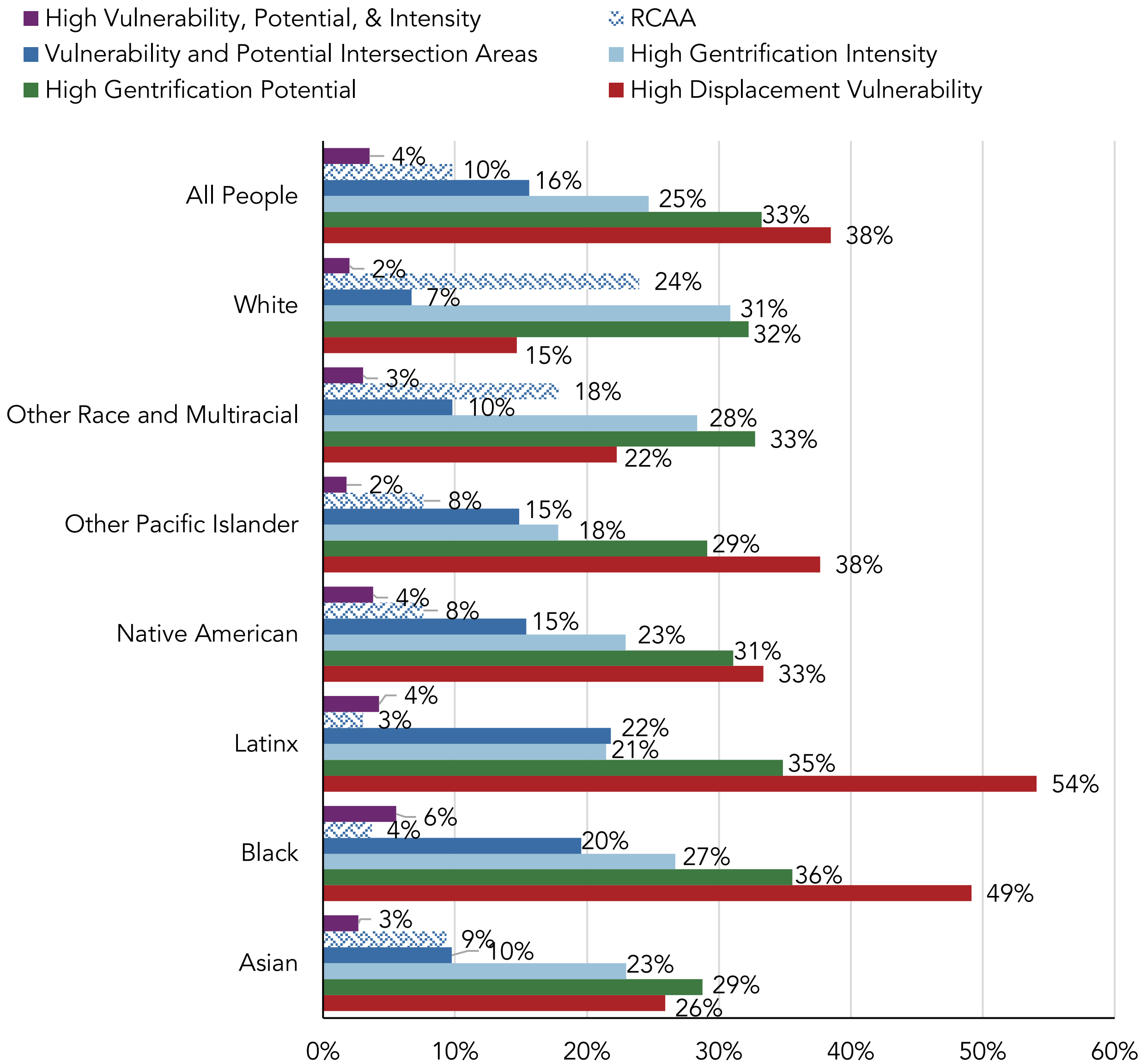
FIGURE 60: RACIAL AND ETHNIC COMPOSITION OF EACH TRACT COMPOSITE SCORE LAYER AND RCAAS IN LOS ANGELES COUNTY*



Sources: TRACT composite layers, updated in 2023 with 2021 data. Race and ethnicity analysis was completed with data from the U.S. Census Bureau American Community Survey, 2022 (5-year data); RCAA analysis was completed with data from the California Department of Housing and Community Development, 2022.

*** The data labels for each bar may not sum to 100 percent due to rounding.*

FIGURE 61: SHARE OF RESIDENTS LIVING IN EACH TRACT COMPOSITE SCORE LAYER AND RCAAS – BY RACE AND ETHNICITY*



Sources: TRACT composite layers, updated in 2023 with 2021 data. Race and ethnicity analysis was completed with data from the U.S. Census Bureau American Community Survey, 2022 (5-year data); RCAA analysis was completed with data from the California Department of Housing and Community Development, 2022.

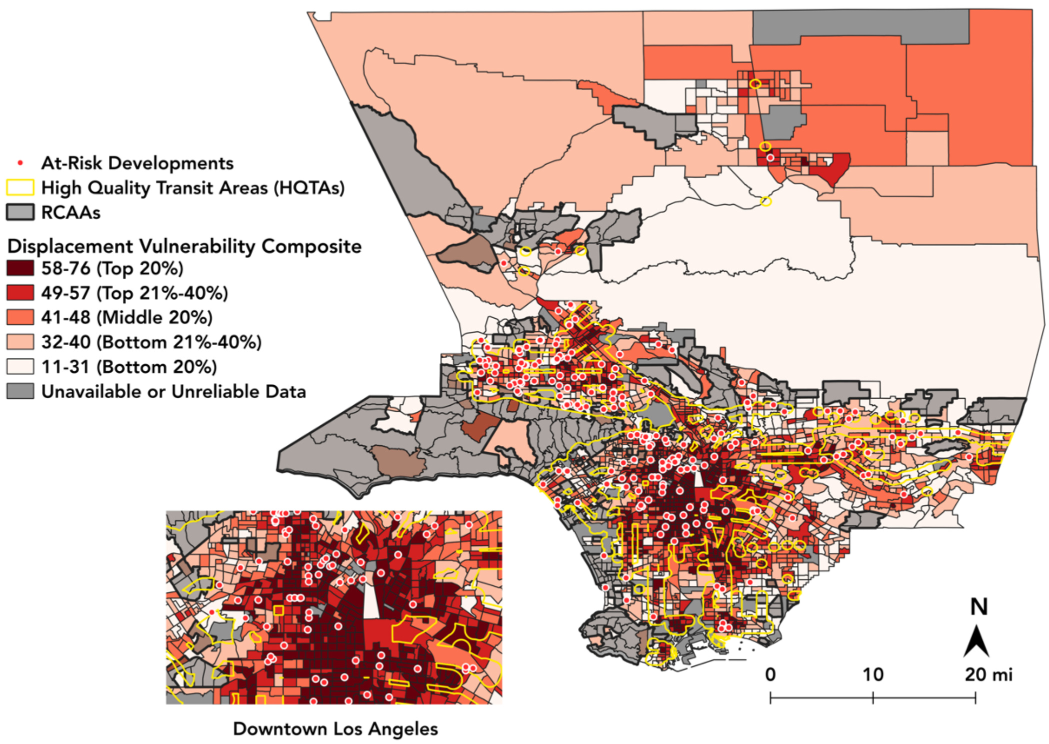
*Racial/ethnic groupings will not sum to 100 percent as the TRACT layer category listed in the figure above are not mutually exclusive and overlap does occur.

Siting of At-Risk Affordable Housing by Transit Access and Displacement, Gentrification, and RCAAs

Figures 62 through 65 and Table 61 below show the existing inventory of at-risk subsidized affordable housing in the county, as described in Section 2 of this report, relative to TRACT composite layers and RCAAs. More simply, this section of the analysis explores the distribution of at-risk affordable housing relative to areas where low-income households are already losing ground and where the loss of deedrestricted affordable housing may contribute to patterns of displacement and exclusion from increasingly resource- and amenity-rich areas in the county.[70]

This analysis defines these areas of particular concern as High-Quality Transit Areas (HQTAs), areas classified by the TRACT tool as high Displacement Vulnerability and high Gentrification Potential or as high for all three composite layers, or RCAAs. These categories represent areas in the county where low-income residents are at the highest risk of displacement or exclusion. Areas identified by the TRACT tool as high in only one individual composite layer may not be as high risk but could develop additional gentrification and displacement pressures and are included for reference.

FIGURE 62: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH DISPLACEMENT VULNERABILITY OR RCAAS



[70] The California Housing Partnership assesses the historical loss and conversion risk of affordable rental developments in Los Angeles County. For the purposes of this analysis, a development is considered "at-risk" if it is at risk of converting to market rate in the next five years ("High Risk" and "Very High Risk" categories in the Partnership's risk assessment). For more information on these categories and the Partnership's risk assessment methodology, see Section 2 or Appendix A: Methodology.

FIGURE 63: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

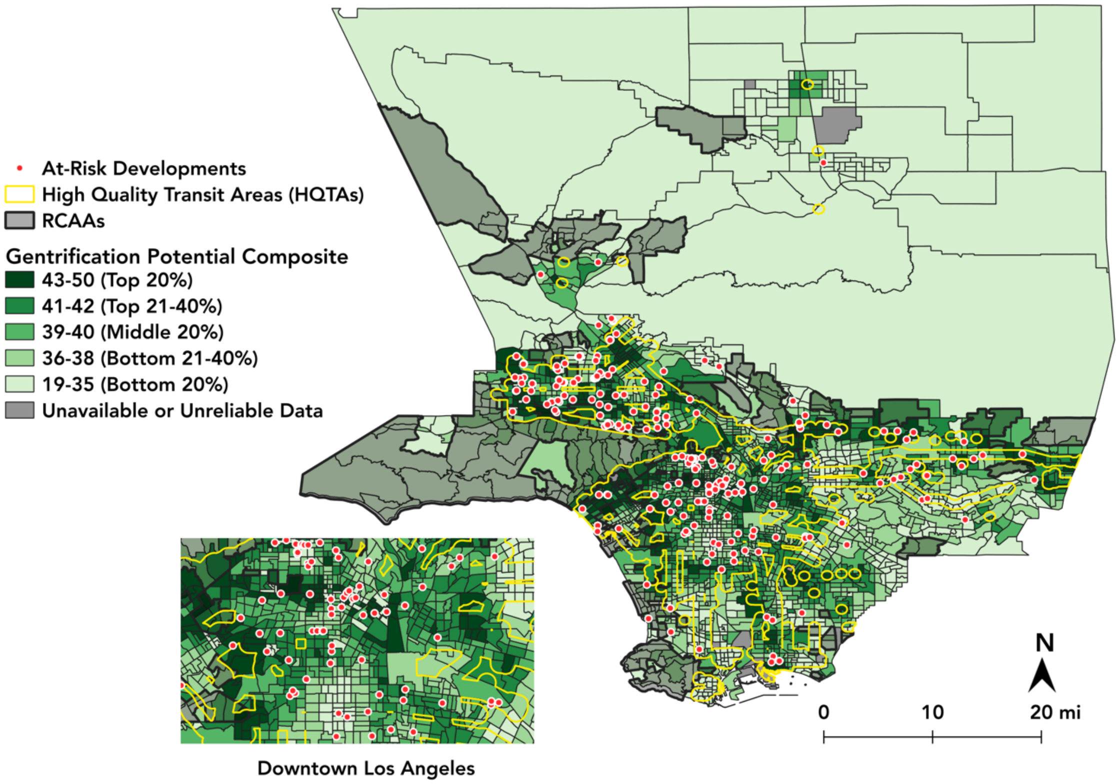


FIGURE 64: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

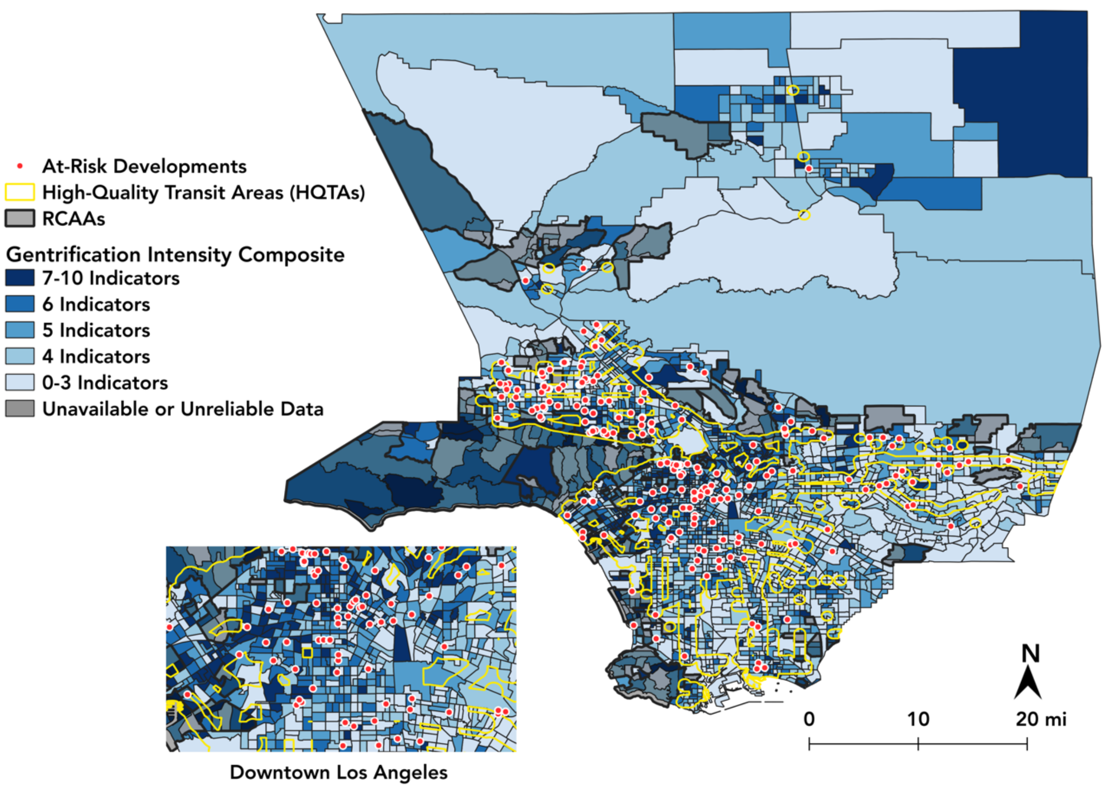


FIGURE 65: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERSECTIONS OR RCAAS

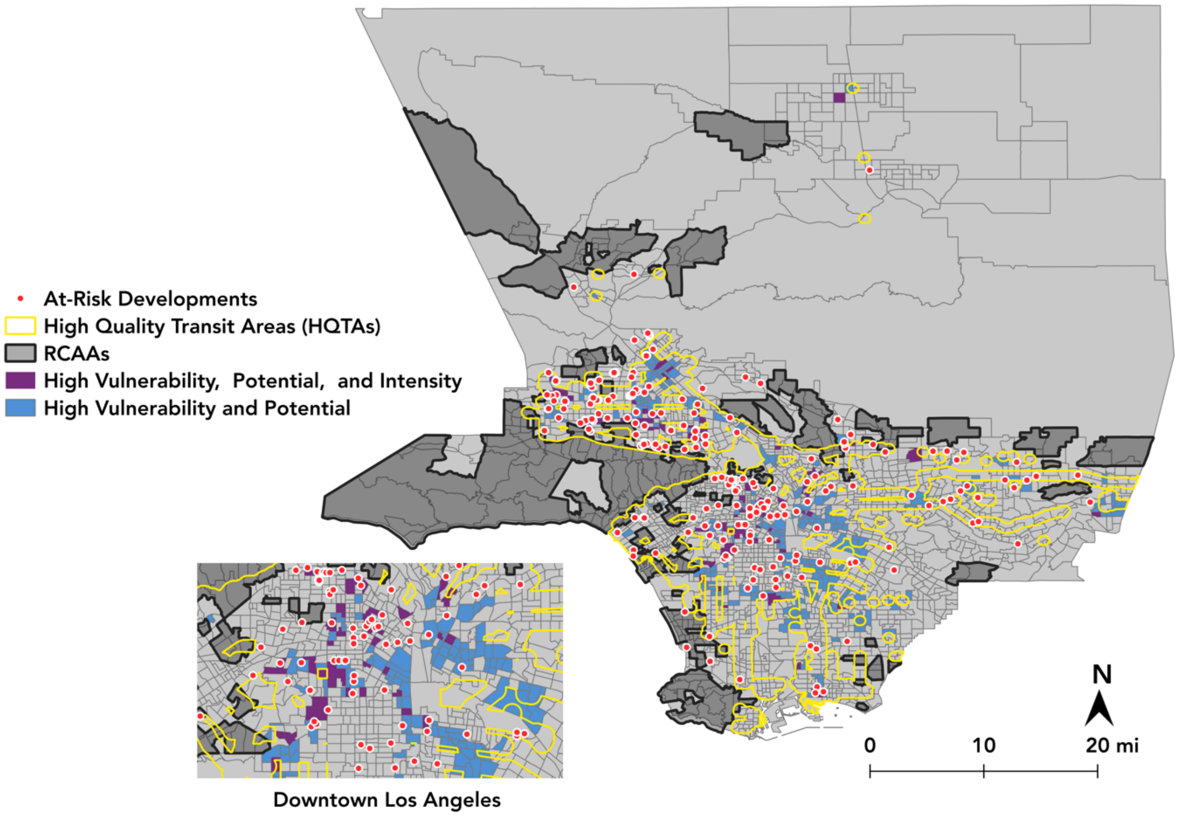


TABLE 61: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT, TRACT COMPOSITE LAYER, AND RCAA BY SD

SD	At-Risk Affordable Homes	Within HQTA*		High Displacement Vulnerability		High Gentrification Potential		High Gentrification Intensity	
		#	%**	#	%**	#	%**	#	%**
SD 1	1,941	1,702	88%	799	41%	960	49%	309	16%
SD 2	1,387	1,288	93%	1,089	79%	578	42%	327	24%
SD 3	2,618	2,417	92%	1,701	65%	1,772	68%	1,367	52%
SD 4	1,080	906	84%	639	59%	201	19%	365	34%
SD 5	1,139	418	37%	254	22%	696	61%	551	48%
Total	***8,165***	***6,731***	***83%***	***4,482***	***55%***	***4,207***	***52%***	***2,919***	***36%***

Sources: California Housing Partnership Preservation Database, May 2024. Los Angeles County Development Authority – TRACT tool, 2023. HCD – RCAA layer, 2022. SCAG Region High Quality Transit Areas – 2045.
**HQTA – High Quality Transit Area.*
***Percentage of all at-risk, affordable homes in each SD.*

TABLE 61 CONT.: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT, TRACT COMPOSITE LAYER, AND RCAA BY SD

SD	At-Risk Affordable Homes	High Vulnerability & Potential (VP)		High Vulnerability, Potential, & Intensity (VPI)		RCAA*		In HQTA *and* High VP or RCAA*		In HQTA *and* High VPI or RCAA*	
		#	%**	#	%**	#	%**	#	%**	#	%**
SD 1	1,941	304	16%	0	0%	0	0%	304	16%	0	0%
SD 2	1,387	427	321	85	6%	25	2%	431	31%	89	6%
SD 3	2,618	1,233	47%	590	23%	53	2%	1,284	49%	641	24%
SD 4	1,080	201	19%	44	4%	0	0%	201	19%	44	4%
SD 5	1,139	166	15%	3	0%	0	0%	23	2%	3	0%
Total	***8,165***	***2,331***	***29%***	***722***	***9%***	***78***	***1%***	***2,243***	***27%***	***777***	***10%***

Sources: California Housing Partnership Preservation Database, May 2024. Los Angeles County Development Authority – TRACT tool, 2023. HCD – RCAA layer, 2022. SCAG Region High Quality Transit Areas – 2045.

**RCAA – Racially Concentrated Areas of Affluence.*

***Percentage of all at-risk affordable homes in each SD.*

As shown in the figures and table above, at-risk affordable housing in the county is predominantly located in high Displacement Vulnerability areas and HQTAs. Eighty-three (83) percent of the county's at-risk affordable homes are located within HQTAs, which is slightly higher than in recent years but generally consistent. Furthermore, 55 percent of at-risk affordable homes are currently located in high Displacement Vulnerability areas, 52 percent are currently located in high Gentrification Potential areas, and 36 percent are in high Gentrification Intensity areas. Although ten (10) percent of Los Angeles County census tracts are within RCAAs, only one (1) percent of at-risk affordable homes in the county are in these tracts. Given the high cost of housing in these neighborhoods, losing these affordable homes would thus contribute to and deepen patterns of exclusion of low-income people from resource-rich areas.

Further, at-risk affordable homes are disproportionately located in areas where TRACT composite layers intersect. While 29 percent of at-risk affordable homes are in census tracts that are both high Displacement Vulnerability and high Gentrification Potential areas, only 16 percent Los Angeles County census tracts are located within this intersection. Nine (9) percent of at-risk affordable homes in the county are in census tracts that are high Displacement Vulnerability, Gentrification Potential, and Gentrification Intensity areas, but only four (4) percent of county census tracts are located within this intersection.

There are 2,243 at-risk affordable homes (27 percent of all at-risk homes) that are both within an HQTA and within a tract that is both high Displacement Vulnerability and high Gentrification Potential or located within an RCAA. Among these at-risk homes, 777 (10 percent of all at-risk homes) are both within an HQTA and within a tract that is high Displacement Vulnerability, Gentrification Potential, and Gentrification Intensity. Given the severe impacts the shortfall of affordable housing has on low-income renters, losing any of these at-risk affordable homes would exacerbate the current 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.[71]

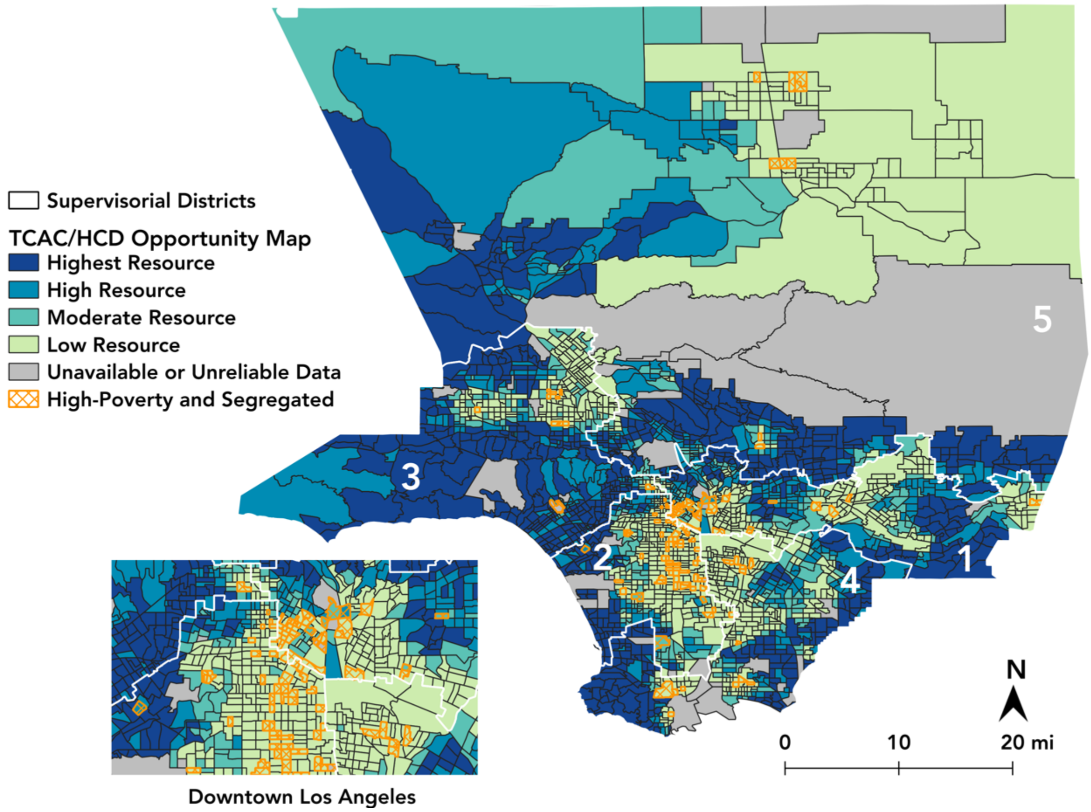
Neighborhood Resources and Opportunity

This analysis uses the TCAC/HCD Opportunity Map for two purposes: 1) to determine how much of the county's at risk, family-targeted affordable homes are located within High and Highest Resource areas, the loss of which would contribute to patterns of segregation and unequal access to opportunity, given the high degree of difficulty and cost involved in replacing these homes and the difficulty low-income families otherwise face in finding affordable homes in these areas; and 2) to document the extent to which family-targeted, new construction developments funded with Low-Income Housing Tax Credits (LIHTC/tax credits) have provided access to High and Highest Resource areas for low-income families in the county, particularly considering recently adopted state incentives to develop in these areas.

As previously noted, the TCAC/HCD Opportunity Map assigns each area in the county—census tracts in non-rural areas and block groups in rural areas—to one of four categories: Highest Resource, High Resource, Moderate Resource, and Low Resource. Figure 66 below shows the geographic distribution of the four opportunity designations in the 2024 TCAC/HCD Opportunity Map for the county. More than one-third (35 percent) of areas in the county are identified as Low Resource and three (3) percent experience high rates of both poverty and segregation, with most of these areas located in downtown and South Los Angeles. An additional 18 percent of areas are categorized as Moderate Resource, which are more distributed throughout the county and generally border High and Highest Resource areas. There are clusters of Moderate Resource areas located in downtown, South and East Los Angeles, Pasadena, and throughout the San Fernando and San Gabriel Valleys.

[71] For more information on the County's current preservation and anti-displacement programming, see Section 3: County-Administered Affordable Rental Housing Resources.

FIGURE 66: TCAC/HCD OPPORTUNITY MAP FOR LOS ANGELES COUNTY

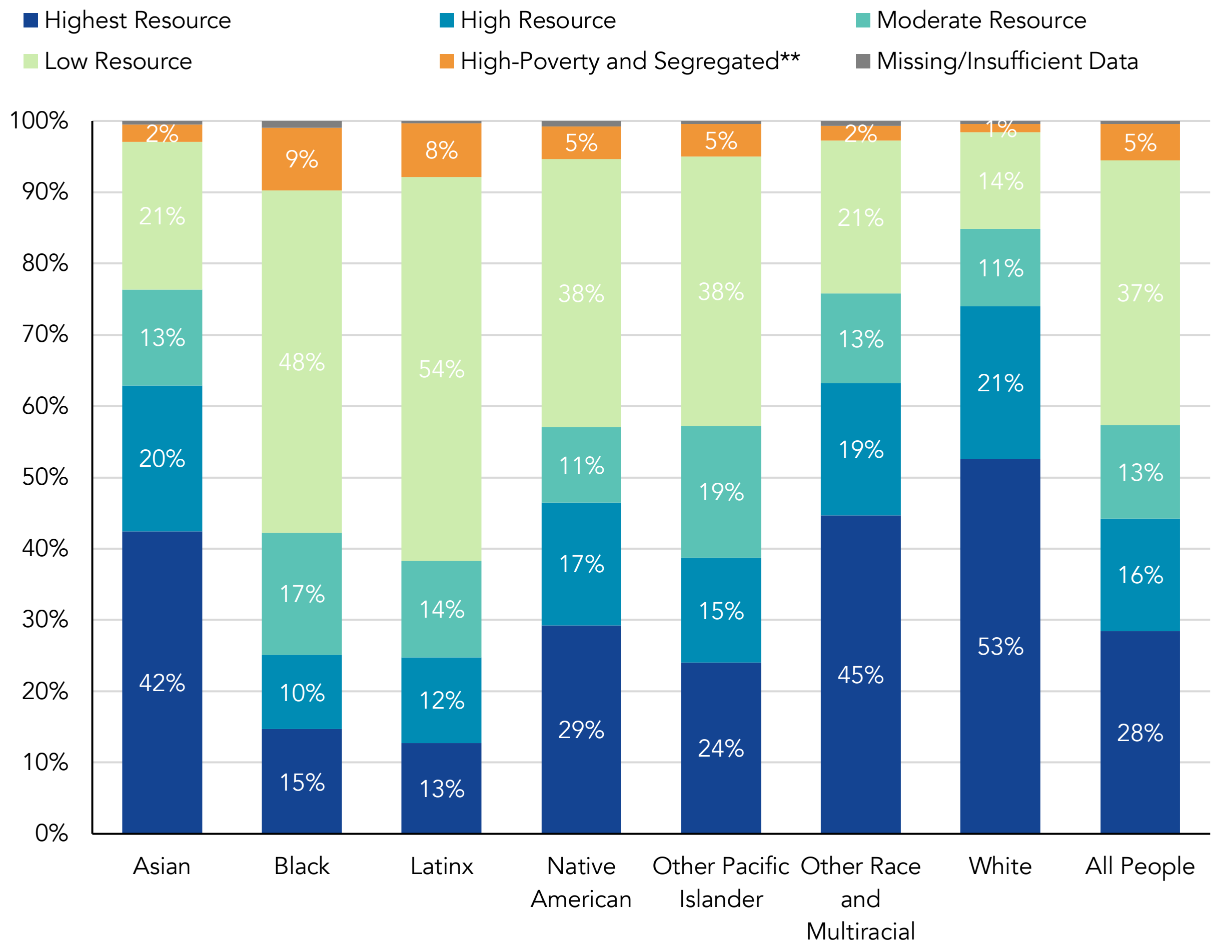


Neighborhood Resources and Opportunity by Race and Ethnicity

The same discriminatory housing and land use policies that have created racialized patterns of displacement, gentrification, and exclusion have created similar racial and ethnic disparities in access to opportunity throughout the county. As shown below in Figure 67, more than half of the county's Black (57 percent) and Latinx (62 percent) populations live in areas categorized as Low Resource and High-Poverty and Segregated in the TCAC/HCD Opportunity Map.[72] In comparison, only 15 percent of the county's white residents live in these areas. These disparities in access to opportunity exacerbate inequities in health, educational, and economic outcomes between children of different racial and ethnic groups.

[72] For the purpose of this analysis, "High-Segregated and Poverty" is treated as a separate opportunity category in the TCAC/HCD Opportunity Map. Any tract or block group flagged as "High-Segregated and Poverty" are removed from their original opportunity category to this category to better track and compare neighborhoods experiencing high levels of segregation and poverty, regardless of the overall categorization determined by the Opportunity Map.

FIGURE 67: SHARE OF RESIDENTS LIVING IN EACH OPPORTUNITY CATEGORY – BY RACE AND ETHNICITY*



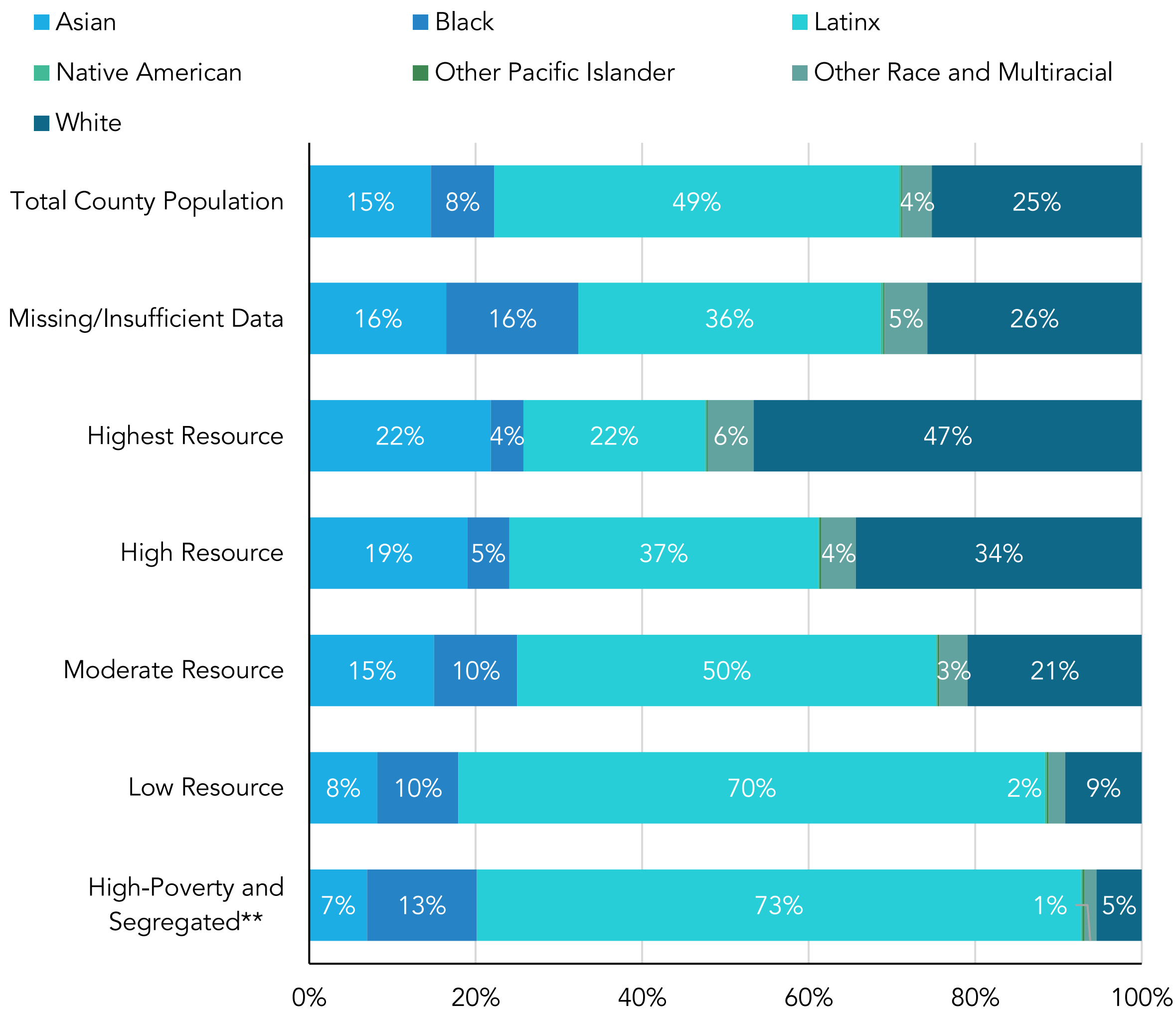
Sources: TCAC/HCD Opportunity Map, 2024. Race and ethnicity analysis was completed with data from U.S. Census Bureau American Community Survey, 2022 (5-year data).

** The data labels for each bar may not sum to 100 percent due to rounding.*

*** Tracts and block groups that are flagged as "High-Poverty and Segregated" in the TCAC/HCD Opportunity Map have been removed from other resource categories and their opportunity category was reclassified as "High-Poverty and Segregated" in this analysis. Please note that this differs from the methodology of the 2024 TCAC/HCD Opportunity Map in which "High-Poverty and Segregated" is no longer a resource distinction and instead a flag.*

Trends in segregation and unequal access to opportunity are also revealed in the ethnic composition of each category in the TCAC/HCD Opportunity Map. As shown below in Figure 68, Black and Latinx households are overrepresented in Low Resource and High-Poverty and Segregated areas compared to their share of the population. Black residents of the county account for 10 percent of the population in Low Resource areas and 13 percent of High-Poverty and Segregated areas, while only accounting for 8 percent of the county's total population. This trend is even more pronounced for Latinx residents who make up 70 and 73 percent of the population in Low Resource and High-Poverty and Segregated areas, respectively, while being only 49 percent of the county's total population. By contrast, white residents are overrepresented in High and Highest Resource areas, where they make up 34 and 47 percent of the population, respectively, while being only 25 percent of the countywide population.

FIGURE 68: RACIAL AND ETHNIC COMPOSITION OF EACH OPPORTUNITY CATEGORY IN LOS ANGELES COUNTY*



Sources: TCAC/HCD Opportunity Map, 2024. Race and ethnicity analysis was completed with data from U.S. Census Bureau American Community Survey, 2022 (5-year data).

**The data labels for each bar may not sum to 100 percent due to rounding.*

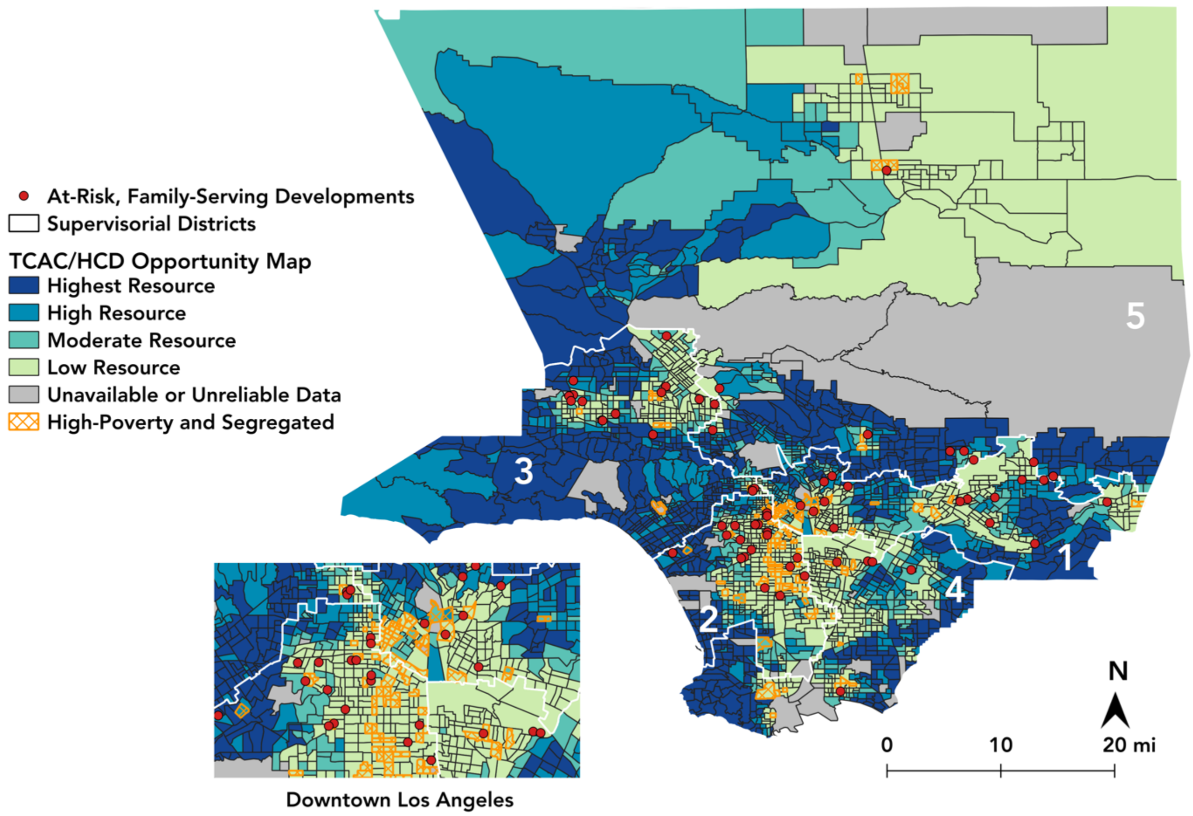
***Tracts and block groups that are flagged as "High-Poverty and Segregated" in the TCAC/HCD Opportunity Map have been removed from other resource categories and their opportunity category was reclassified as "High-Poverty and Segregated" in this analysis. Please note that this differs from the methodology of the 2024 TCAC/HCD Opportunity Map in which "High-Poverty and Segregated" is no longer a resource distinction and instead a flag.*

At-Risk Affordable Homes

Figure 69 below shows the existing inventory of at-risk, family-targeted affordable housing relative to the TCAC/HCD Opportunity Map for the county, and Table 62 shows their distribution throughout the five Supervisorial Districts. There are currently 3,180 family-targeted affordable homes in the county that are at-risk of conversion, a seven (7) percent decrease from the year prior. Sixteen (16) percent of these homes are in High or Highest Resource areas, which are defined in the TCAC/HCD Opportunity Map as neighborhoods with characteristics and resources most associated with positive long-term economic and educational outcomes for children from low-income families.

Although 16 percent is a small share of the total at-risk universe, High and Highest Resource areas are often high-cost and have fewer affordable rental homes for 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 the lack of opportunity for residents to obtain housing in higher opportunity areas are direct limiting factors to fair housing opportunities.[73] Given the high cost of land and construction in these areas, these homes would be challenging and costly to replace, and their loss would reinforce existing patterns of segregation and unequal access to higher-resource neighborhoods.

FIGURE 69: PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY



[73] 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://www.lacda.org/docs/librariesprovider25/community-development-programs/cdbg/plans-and-reports/analysis-of-impediments/volume-i-of-iii---main-document.pdf?sfvrsn=3fd667bc_0.

TABLE 62: DISTRIBUTION OF AFFORDABLE HOMES IN AT-RISK FAMILY TARGETED DEVELOPMENTS BY NEIGHBORHOOD RESOURCES AND OPPORTUNITY

SD	At-Risk Family Targeted Affordable Homes	High-Poverty & Segregation**		Low Resource		Moderate Resource		High Resource		Highest Resource	
		#	%*	#	%*	#	%*	#	%*	#	%*
SD 1	598	49	8%	264	44%	160	27%	54	9%	71	12%
SD 2	943	25	3%	869	92%	0	0%	49	5%	0	0%
SD 3	1,119	61	5%	938	84%	89	8%	0	0%	31	3%
SD 4	20	4	20%	16	80%	0	0%	0	0%	0	0%
SD 5	500	0	0%	80	16%	112	22%	168	33%	140	28%
Total	***3,180***	***139***	***4%*****	***2,167***	***68%***	***361***	***11%***	***271***	***9%***	***242***	***8%***

Sources: California Housing Partnership Preservation Database, May 2024. TCAC/HCD Opportunity Maps, 2024. Supervisorial District (SD) designations reflect updated boundaries adopted December 15, 2021.

**Percentage of all at-risk, family-targeted affordable homes in each SD. All percentages are rounded to the nearest whole percent.*

***Tracts and block groups that are flagged as "High-Poverty and Segregated" in the TCAC/HCD Opportunity Map have been removed from other resource categories and their opportunity category was reclassified as "High-Poverty and Segregated" in this analysis. Please note that this differs from the methodology of the 2024 TCAC/HCD Opportunity Map in which "High-Poverty and Segregated" is no longer a resource distinction and instead a flag.*

Family-Serving, New Construction Affordable Homes

Beginning in 2018, TCAC adopted regulations that incentivize family-serving, new construction developments (called "large-family" in TCAC's regulations) applying for 9 percent LIHTCs to be located in areas identified in the TCAC/HCD Opportunity Map as High or Highest Resource, with greater incentive for developments in Highest Resource areas. Beginning in 2019, HCD also incorporated incentives in its Multifamily Housing Program (MHP) for family-targeted, new construction developments planned for High and Highest Resource areas. Following the lead of TCAC and HCD, the CDLAC regulations and incentives were revised in 2021 to prioritize large-family development in the same opportunity areas. As incentives continue to take effect in the coming years, it will be essential to continue tracking siting patterns to evaluate the extent to which state and local affordable housing programs offer low-income families a meaningful range of choices, particularly in higher resource areas in the county. Figure 70 shows the existing inventory of family-serving, new construction developments awarded 4 percent and 9 percent tax credits between 2008 and 2023 relative to the TCAC/HCD Opportunity Map for Los Angeles County.[74]

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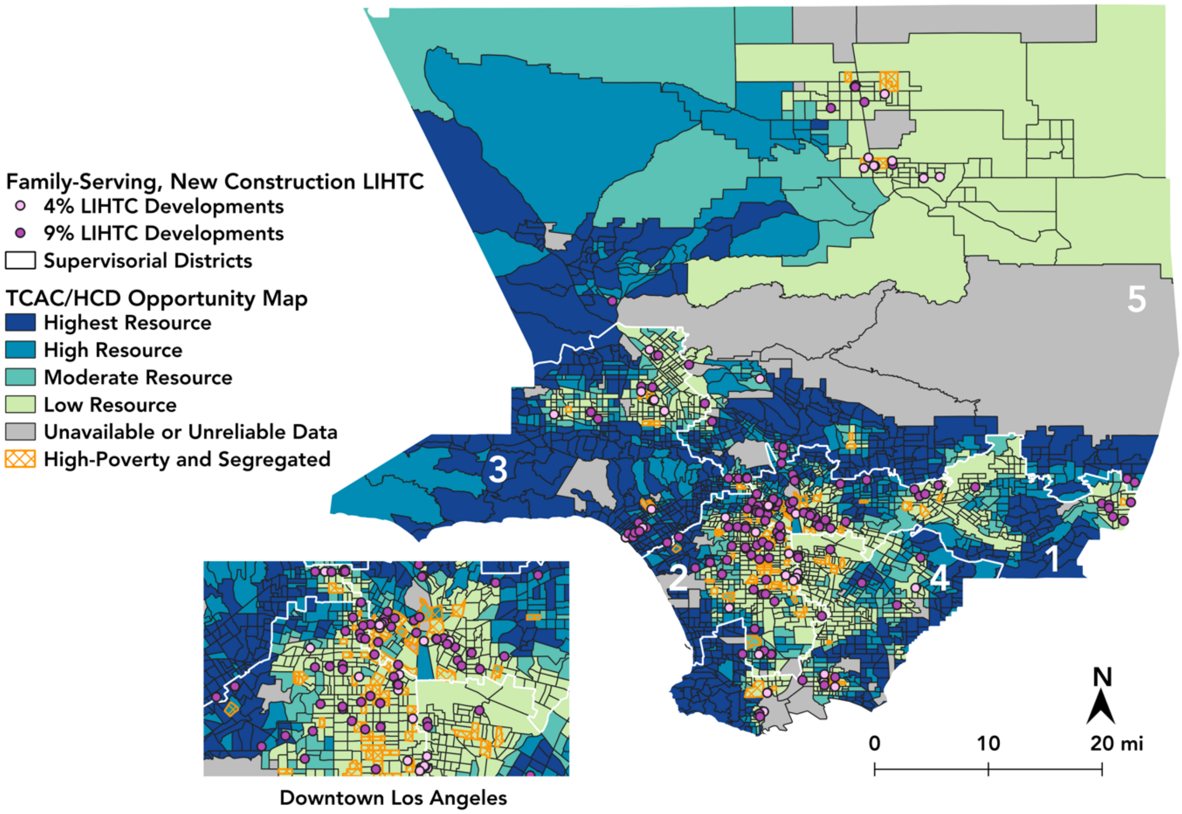
[74] For the purpose of this analysis, "family-serving homes" includes properties that are deemed "large family" in the housing type, as well as properties that fit the definition of "large family" based on their unit composition. In order to be considered a "large family" serving property, at least 25% of units are required to be 3 bedrooms or greater, with an additional 25% of units being 2 bedrooms. This more expansive definition was chosen because 4% LIHTC applications are often listed as "non-targeted" for the population served, despite fitting the criteria for a family-serving development. Using the unit compositions to include additional properties ensures that we are more fully capturing the family-serving affordable housing universe.

FIGURE 70: DISTRIBUTION OF FAMILY-SERVING, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-23) BY NEIGHBORHOOD RESOURCES AND OPPORTUNITY



Family-serving, new construction developments awarded 4 percent and 9 percent tax credits in the county are concentrated in Low Resource areas, particularly in downtown and south Los Angeles, with smaller clusters in other parts of the county. Conversely, family-serving affordable housing developments in High and Highest Resource areas are more scattered and far less common, with the only concentration of such developments located in the city of Santa Monica. The distribution of affordable homes in family-serving, new construction 4 percent and 9 percent LIHTC developments relative to the TCAC/HCD Opportunity Map is provided in Table 63 below.

TABLE 63: DISTRIBUTION OF AFFORDABLE HOMES IN FAMILY-SERVING, NEW CONSTRUCTION DEVELOPMENTS IN LOS ANGELES COUNTY AWARDED LIHTCS (2008-2023) RELATIVE TO 2024 TCAC/HCD OPPORTUNITY MAP CATEGORIES

	Affordable Homes	High-Poverty & Segregation*		Low Resource		Moderate Resource		High Resource		Highest Resource	
		#	%**	#	%**	#	%**	#	%**	#	%**
Total	12,506	2,574	21%	6,902	55%	1,553	12%	976	8%	501	4%
2020-2023 Awards	3,911	613	16%	2,576	66%	387	10%	119	3%	216	6%
9% Housing Credits											
SD 1	2,457	556	23%	1,441	59%	217	9%	200	8%	43	2%
SD 2	2,340	536	23%	1,163	50%	391	178%	0	0%	250	11%
SD 3	826	0	0%	301	36%	161	19%	231	28%	133	16%
SD 4	892	161	18%	560	63%	79	9%	49	5%	43	5%
SD 5	944	80	8%	517	55%	133	14%	182	19%	32	3%
Total	**7,459**	**1,333**	**18%**	**3,982**	**53%**	**981**	**13%**	**662**	**9%**	**501**	**7%**
4% Housing Credits											
SD 1	501	270	54%	76	15%	88	18%	67	13%	0	0%
SD 2	1,297	571	44%	317	24%	409	32%	0	0%	0	0%
SD 3	1,248	48	4%	878	70%	75	6%	247	20%	0	0%
SD 4	917	174	19%	743	81%	0	0%	0	0%	0	0%
SD 5	1,084	178	16%	906	84%	0	0%	0	0%	0	0%
Total	**5,047**	**1,241**	**25%**	**2,920**	**58%**	**572**	**11%**	**314**	**6%**	**0**	**0%**

Sources: California Housing Partnership Preservation Database, May 2024. TCAC/HCD Opportunity Maps, 2024 Supervisorial District (SD) designations reflect updated boundaries adopted December 15, 2021.

**In this table, tracts and block groups that are flagged as "High-Poverty and Segregated" in the TCAC/HCD Opportunity Map have been removed from other resource categories and their opportunity category was reclassified as "High-Poverty and Segregated" in this analysis. Please note that this differs from the methodology of the 2024 TCAC/HCD Opportunity Map in which "High-Poverty and Segregated" is no longer a resource distinction and instead a flag.*

***Percentage of large-family, new construction affordable homes in each row (SDs or county totals). Please note that data labels for each row may not sum to 100 percent due to rounding.*

More than three-quarters (76 percent) of affordable homes in large-family, new construction developments in the county awarded 4 percent and 9 percent tax credits after 2008 are located in Low Resource and High-Poverty and Segregation areas, despite these areas comprising approximately one-fourth (24 percent) of areas in the county. In comparison, only 12 percent of affordable homes in large-family, new construction developments are located in High or Highest Resource areas, which together comprise 44 percent of areas in the county. The remaining 12 percent of homes are located in Moderate Resource areas. This distribution suggests that the historical trends in the siting of family-targeted, new construction LIHTC developments in the county offer low-income families only limited access to higher opportunity neighborhoods. These trends have not shifted meaningfully in recent years as developments awarded between 2020 and 2023 are still overwhelmingly located in Low Resource and High Segregation & Poverty areas – with approximately 83 percent of affordable homes located in these areas.

While the historical distribution shows a concentration in lower resource and high poverty areas, it should be noted that developers face barriers to developing affordable housing in more affluent, low-density areas as they are often resistant to affordable housing, have fewer parcels zoned for multifamily housing, and are less likely to contribute local funding. For example, a separate analysis conducted by the California Housing Partnership found that per-unit costs for large-family, new construction 9 percent LIHTC developments in High and Highest Resource areas in the county awarded tax credits between 2000 and 2014 were approximately $35,000 or 9 percent greater than median per-unit costs in the county during the same period without including land costs and $68,000 or 15 percent greater per-unit including land costs.[75] The combination of high construction costs, pushback against affordable housing from affluent, exclusive communities, and discriminatory housing and land use policies has resulted in the uneven distribution of family-targeted affordable housing statewide. The new TCAC, HCD, and CDLAC funding incentives are aimed to help change those discriminatory housing and land use patterns.

[75] See: California Housing Partnership. 2017. *New Tax Credit Regs Make Progress, More to be Done.* Available at https://chpc.net/new-tax-credit-regs-make-progress-done/.

Section 5. Affordable Housing Development Cost Analysis

Overview

A growing body of research on the cost of developing affordable rental housing in California finds that rising costs are a real and pressing challenge in a state already grappling with an affordable housing crisis and shortage of funding.[76] Section 5 analyzes recent trends in the cost of developing new and preserved affordable rental homes to better understand the factors that influence development costs and how these costs have changed over time. Understanding these trends can help inform the County's efforts to make the financing and development of affordable housing as effective and efficient as possible.

Research on the factors influencing development costs for affordable housing in California has revealed that no single element can explain all or even most affordable housing development costs and that high development costs are due to "death by a thousand cuts."[76,77] 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)— development-specific factors such as the type of housing (e.g., family units, senior housing), land availability and affordability, entitlement process and community opposition, as well as materials costs and local requirements (e.g., parking, design, density, quality, and durability) all influence development costs for affordable housing.[78]

A March 2020 study by the UC Berkeley Terner Center for Housing Innovation identifies many of the same cost drivers for affordable housing development in California: hard construction costs (e.g., material and labor), local development fees, lengthy entitlement processes, parking requirements, prevailing wages or local hiring requirements, design regulations, and the time and talent needed to navigate California's complex financing landscape. "Affordable housing development," wrote the authors, "is not immune to the same cost drivers pushing up the costs of market-rate developments…affordable housing developers face a cost that market-rate developers do not: the increased complexity in financing affordable projects and the need to manage multiple funding sources that add requirements and delays to every project."[79]

A 2021 analysis by the California Housing Partnership revealed that each additional state funding entity involved in financing affordable rental housing development is associated with an average increase of $15,800 per unit in total development costs. Since affordable housing developers routinely apply for

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

[77] 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.

[78] CTCAC, 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.

[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: https://ternercenter.berkeley.edu.

funding from up to four state agencies, securing state funding alone can add as much as $63,200 per home.[80]

In addition to increasing construction costs and expenses of navigating California's complex and lengthy review and financing systems, affordable housing is also vulnerable to market and tax code changes. For example, the 2017 Tax Cuts and Jobs Act decreased the corporate tax rate to 21 percent, reducing corporations' incentives to invest in Low-Income Housing Tax Credits (also referred to as LIHTC or "tax credits").[81] The California Housing Partnership, which reviews data on investment pricing for dozens of California LIHTC transactions annually, estimates that the federal corporate tax rate reduction reduced the value contributed by the sale of tax credits by nearly 15 percent. Furthermore, as the Federal Reserve has increased interest rates and as part of a larger pattern of rising construction costs, the California Construction Cost Index reported a 13.4 percent annual increase in 2021, a 9.3 percent increase in 2022, and a 9.4 percent increase in 2023.[82,83] Increasing costs coupled with high interest rates make housing more challenging to develop and finance, further exacerbating the housing affordability issues discussed in previous sections of this report.[84]

Data Sources and Methodology

Section 5 relies on California Tax Credit Allocation Committee (TCAC) data on affordable rental housing awarded tax credits in Los Angeles County between 2012 and 2023. In the last three decades, the LIHTC program has become the most significant funding source for constructing and preserving affordable housing in California. Specifically, more than 93,000 affordable homes were funded with tax credits in Los Angeles County alone during that period.

The California Housing Partnership compiled detailed development cost data from 574 LIHTC developments in Los Angeles County from 2012 to 2023 for this analysis. The data is primarily derived from applications to TCAC and includes detailed information on each development's sources of funding and development cost line items.[85] When application data was unavailable, we used TCAC staff reports created for each LIHTC development, including summary financing data.[86] Throughout this section, we adjust development costs for inflation to 2024 dollars using the RS Means Construction Cost Index, the same inflation adjustment factor used by TCAC.

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[80] California Housing Partnership, 2021. "Creating a Unified Process to Award All State Affordable Rental Housing Funding." https://chpc.net/creating-a-unified-process-to-award-all-state-affordable-rental-housing-funding/.

[81] Urban Institute. 2018. "How the Tax Cuts and Jobs Act puts affordable housing production at risk." Website: https://www.urban.org/urban-wire/how-tax-cuts-and-jobs-act-puts-affordable-housing-production-risk

[82] The California Construction Cost Index is the average of the Building Cost Index for San Francisco and Los Angeles only.

[83] California Department of General Services, 2024. "DGS California Construction Cost Index CCCI." https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI.

[84] Terner Center. 2022. "The Cost to Build New Housing Keeps Rising: State Legislation Aiming To Reverse the Upwards Trend." https://ternercenter.berkeley.edu/research-and-policy/cost-to-build-housing-legislation-2022/

[85] Year in this analysis corresponds with the LIHTC award year. This data reflects the developer's best estimate of project costs at the time of application and not the final costs of development.

[86] TCAC staff reports can be accessed online at https://www.treasurer.ca.gov/ctcac/meeting/index.asp.

Costs are expressed as total residential development cost—including land—and described as per-unit and per-bedroom. We analyze development cost data on both a per-unit and per-bedroom basis, as these two measures answer different questions about development costs. For example, a per-unit measurement examines the cost to house one household (whether a single individual or a family). In contrast, per-bedroom costs reflect the costs to house one person, assuming that one person occupies each bedroom. Table 88 below shows summary data on the project characteristics for Los Angeles LIHTC developments used in this cost analysis.

Development Characteristics

As Table 64 below shows, more than half of all LIHTC awards were for New Construction developments, with Acquisition and Rehabilitation taking up the next largest chunk, and Adaptive Reuse comprising a total of five (5) developments. Of the number of affordable homes proposed, more than half are in the City of LA with the remaining allotted across the Balance of LA County. Most affordable units are for Large Families and Special Needs/SRO populations, with a smaller but significant portion targeted to Seniors, and the remaining divided amongst At-Risk and Non-Targeted populations. Most affordable homes are in medium or large developments of 50 or more units.

In 2023, 42 applications were awarded LIHTC tax credits in LA County; in contrast, 79 applications were awarded tax credits in 2020. The significant decrease in the number of awards is also a statewide trend that could be due in part to California running through its stockpile of "carryforward" tax-exempt bond allocation, slackening demand due to rising interest rates, the need for gap financing, burn-off of temporary LIHTC increases, and lack of disaster credits being awarded this year.

TABLE 64: DEVELOPMENT COST DATASET – LOS ANGELES COUNTY (2012-2023)

Development Characteristics	Number of Developments	Number of Affordable Homes
Tax Credit Type		
4% LIHTC	366	33,500
9% LIHTC	208	12,532
Construction Type		
New Construction	365	26,047
Acquisition/Rehab	201	19,434
Adaptive Reuse	8	551
Geography*		
City of Los Angeles	364	29,310
Balance of LA County	210	16,722
>> Unincorporated LA County	*43*	*2,830*
Housing Type		
Large Family	159	13,632
Senior	87	8,656
Special Needs/SRO	215	13,643
At-Risk	25	1,535
Non-Targeted	88	8,566
Development Size		
Small (less than 50 units)	171	6,362
Medium (50-100 units)	280	20,148
Large (More than 100 units)	123	19,522
Year of LIHTC Award		
2012 Award Year	40	2,822
2013 Award Year	50	3,952
2014 Award Year	40	2,789
2015 Award Year	40	3,760
2016 Award Year	59	5,102
2017 Award Year	36	2,479
2018 Award Year	43	3,227
2019 Award Year	49	3,840
2020 Award Year	79	6,512
2021 Award Year	57	4,563
2022 Award Year	39	3,563
2023 Award Year	42	3,423
Total	**574**	**46,032**

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.

The three geographies considered in the cost study represent the City of Los Angeles; the Balance of LA County, a geography used to refer to all geographies in the county **except the City of Los Angeles; and unincorporated LA County, which includes all unincorporated areas in Los Angeles County. The Balance of LA County and unincorporated LA County overlap as all unincorporated areas are also captured in the Balance of LA County category. Therefore, the sum total of these three geographies will not match the total at the bottom of the table. However, the sum total of the City of Los Angeles and the Balance of LA County will match the total.*

Affordable Housing Financing Trends – Cost Categories

The cost to develop affordable housing comprises several different expenses, including property acquisition, construction, architecture and engineering, financing (e.g., interest, fees, legal expenses, appraisals, and reserves), local development fees, and other soft costs.

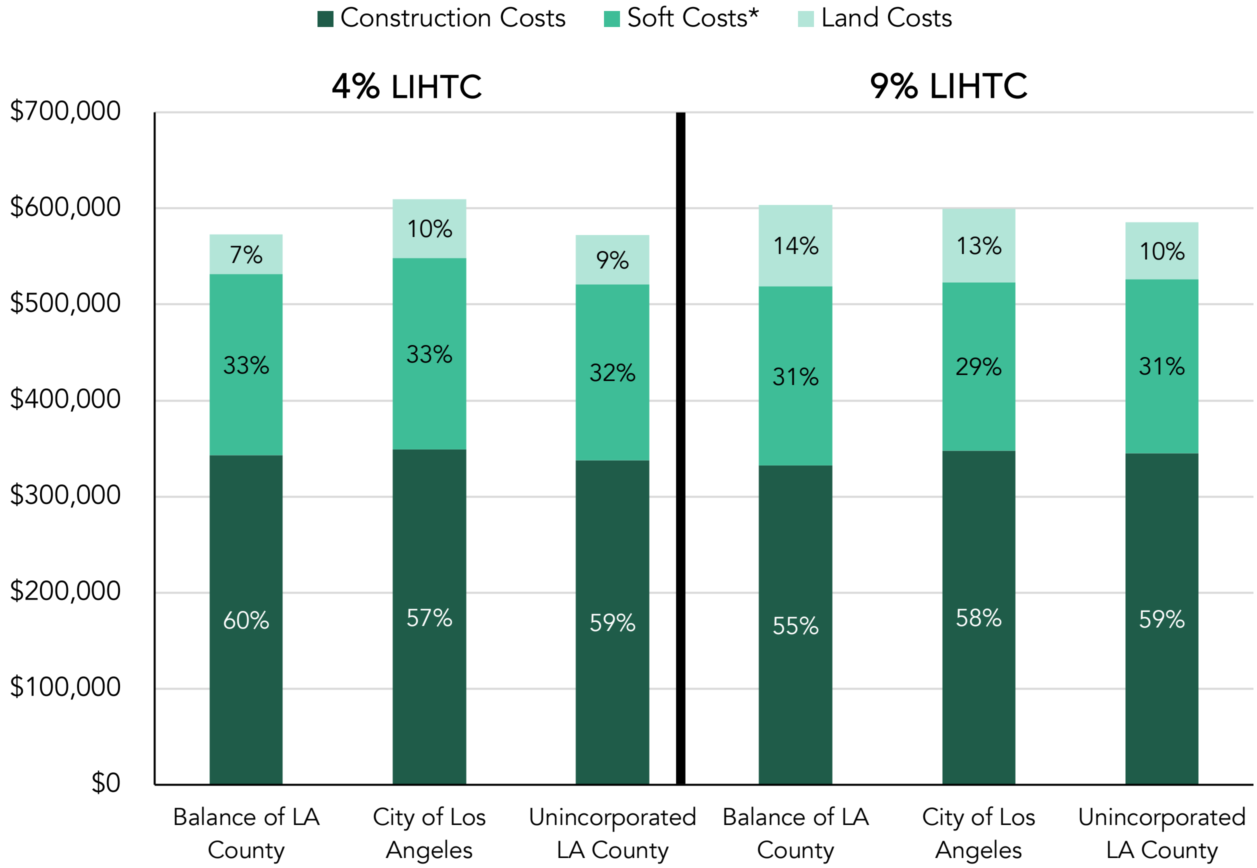
New Construction

Figure 71 below shows the average spread of development costs for newly constructed affordable homes by tax credit type for the City of Los Angeles, Balance of Los Angeles County, and unincorporated Los Angeles County. [87,88]

Across all three geographies, construction costs—labor and materials—make up most of development costs. The second-largest category is soft costs, which typically comprise about one-third of costs. These costs are associated with affordable housing financing, design, and realization (represented below as financing costs, developer fees, architecture, engineering, and other costs). Finally, land acquisition costs range from seven (7) percent of total development costs to 14 percent on average and vary because some developments benefit from donated land, while others pay market-rate.[89]

[87] There are two types of LIHTCs: competitive 9% credits, which are allocated annually by the IRS on a per capita basis to each state, and 4% credits.
[88] As noted in Table 88, the total number of LIHTC developments in unincorporated LA County is small (43 developments), such that the median total development cost is heavily impacted by a few expensive developments.
[89] For more information on different cost categories for affordable housing development, see the Terner Center's "Making It Pencil: The Math Behind Housing Development" at https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Making_It_Pencil_The_Math_Behind_Housing_Development.pdf.

FIGURE 71: NEW CONSTRUCTION DEVELOPMENT COST TRENDS IN LOS ANGELES COUNTY BY TAX CREDIT TYPE, PER-UNIT (2012-2023)



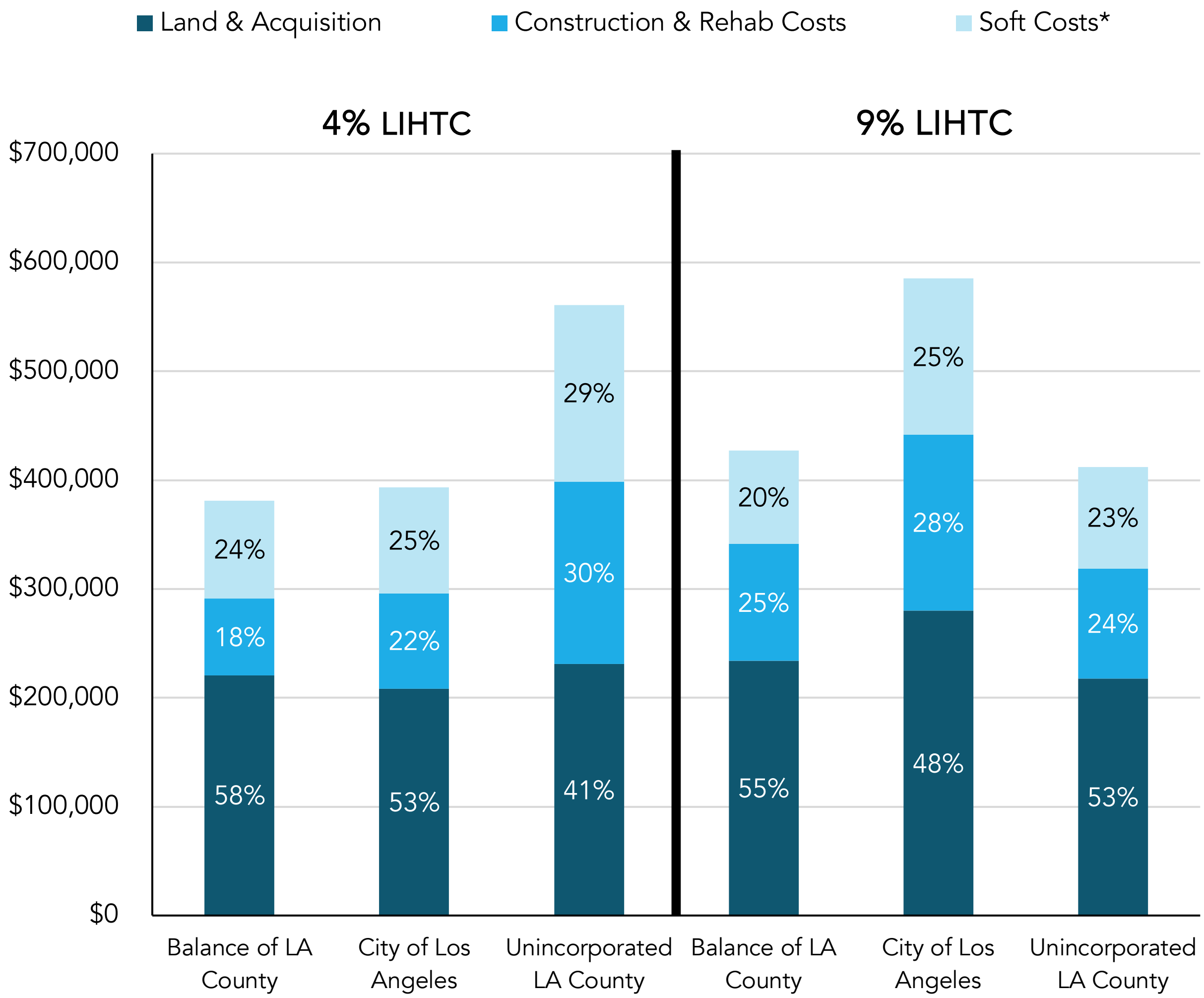
Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.
**'Soft costs capture developer fees, architecture, engineering, financing costs like construction interest, permanent financing, and reserves, and other costs like insurance, local development and permit fees, and market studies.*

Acquisition/Rehabilitation

Figure 72 below shows the average costs for an acquisition/rehabilitation affordable home by tax credit type (4% or 9%). Across all three geographies, acquisition costs—the cost to purchase land and buildings for rehabilitation—comprise the majority of development costs, ranging from 41 percent to 58 percent of development costs on average. The other two categories generally include similar proportions of project costs; construction and rehabilitation costs, including materials and labor, range from 18 to 30 percent on average, while soft costs comprise 20 to 29 percent of development costs on average.

Notably, unincorporated LA County had much higher median 4% acquisition/rehabilitation per unit costs than the other two geographies ($563,476 compared to $380,686 and $390,316). The large difference in costs in unincorporated LA County is likely to be a skewing effect due to a small sample size of eight (8) projects and a single, higher cost project whose per unit cost is $1,041,045. Removing that one project puts the median per unit cost for the remaining seven projects in unincorporated LA County at $456,614, much closer to the range of the other two geographies.

FIGURE 72: ACQUISITION/REHABILITATION PROJECT COST TRENDS IN LOS ANGELES COUNTY BY TAX CREDIT TYPE, PER-UNIT (2012-2023)



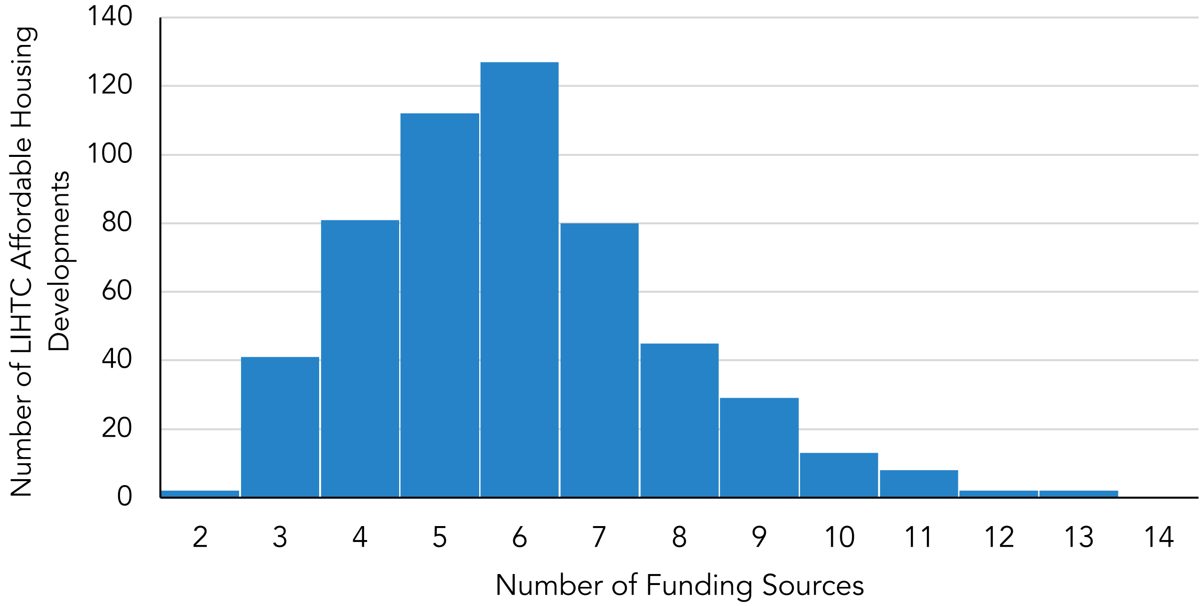
Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.
**'Soft costs capture developer fees, architecture, engineering, financing costs like construction interest, permanent financing, and reserves, and other costs like insurance, local development and permit fees, and market studies.*

Affordable Housing Financing Trends – Source Categories

To finance the construction and preservation of affordable homes, developers must rely on funding from multiple private and public sources, including mortgages, tax credits, bonds, and various other federal, state, and local sources. For example, in Los Angeles County, developers of affordable rental housing employ an average of seven funding sources, though some must rely on far more (see Figure 73 below).[90]

[90] This analysis only includes sources of permanent financing and, therefore, excludes rent subsidies and operating subsidies.

FIGURE 73: NUMBER OF FUNDING SOURCES* UTILIZED BY LIHTC AFFORDABLE HOUSING DEVELOPMENTS IN LOS ANGELES COUNTY (2012-2023)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.
**This graphic only includes sources of permanent financing and, therefore, excludes rent subsidies and operating subsidies.*

New Construction

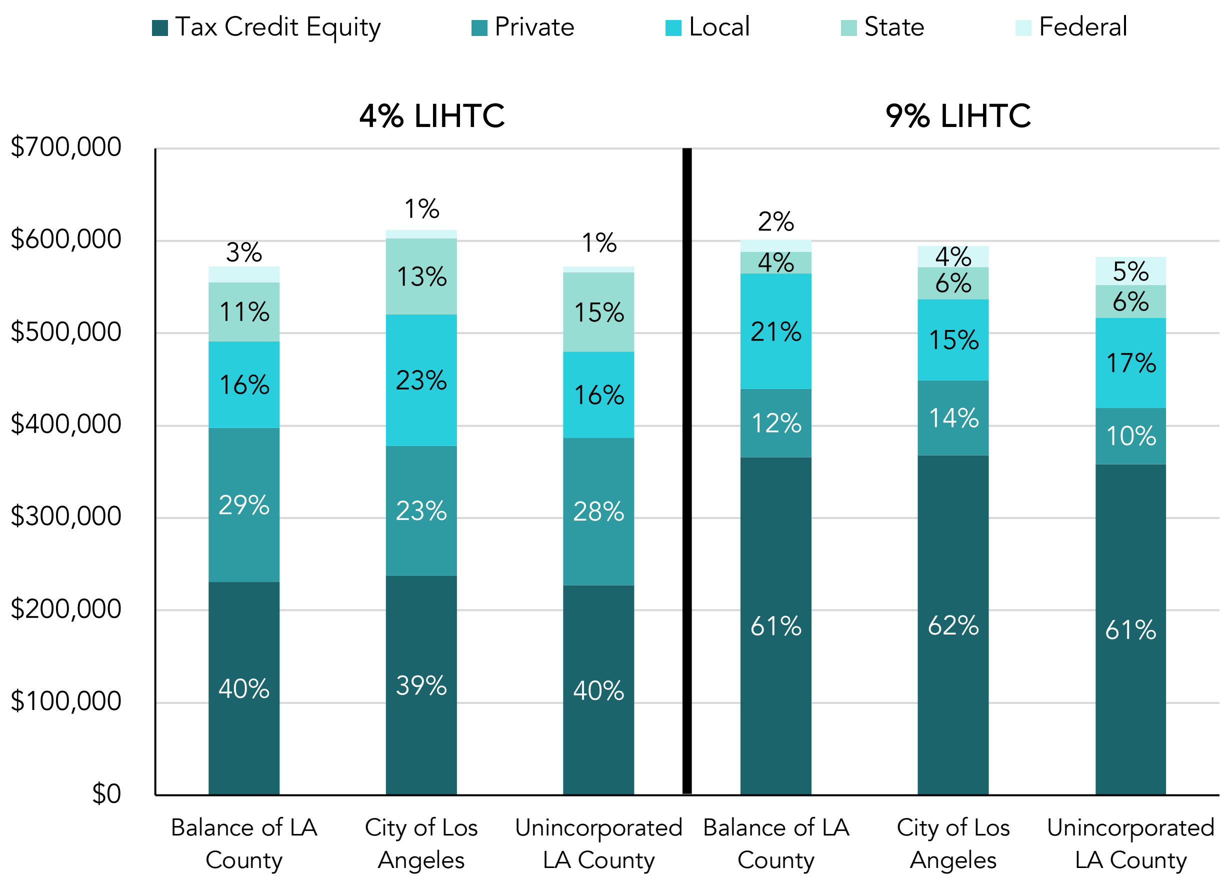
Figure 74 below shows the average composition of sources for a newly constructed affordable home by tax credit type for the City of Los Angeles, Balance of Los Angeles County, and unincorporated Los Angeles County. Across all three geographies, tax credit equity is the primary source of development funding, comprising about 40 percent of permanent financing for projects receiving the 4% tax credit and nearly two-thirds of permanent financing for projects receiving the 9% tax credit on average.[91]

Federal, state, and local sources finance 31 to 38 percent of costs for 4% LIHTC developments and 25 to 28 percent of costs for 9% LIHTC developments on average. Federal sources include the HOME Investment Partnerships Program and the Community Development Block Grant Program, administered by local agencies. The state funding category consists of all programs administered or implemented by state housing agencies (e.g., the Department of Housing and Community Development (HCD), the Strategic Growth Council (SGC), and the California Housing Finance Agency (CalHFA)), such as the Multifamily Housing Program (MHP), the Affordable Housing and Sustainable Communities (AHSC) program, and the Mixed-Income Program (MIP). The local funding category captures permanent financing programs facilitated by local housing agencies or financing entities, including land donations or land loans, local impact fee waivers, and programs governed by local agencies, including LAHSA, LACDA, HCIDLA, and the Department of Mental Health.

[91] For more information on the tax credit program and differences between the 4% and 9% credit, see Section 2.

Private sources make up the final source category—including private hard debt, philanthropy, and partnership or developer contributions—and finance between 23 and 29 percent of development costs for 4% LIHTC developments and between 10 and 14 percent of costs for 9% LIHTC developments on average.

FIGURE 74: NEW CONSTRUCTION AFFORDABLE HOUSING SOURCES – FINANCING TRENDS IN LOS ANGELES COUNTY BY TAX CREDIT TYPE, PER-UNIT (2012-2023)

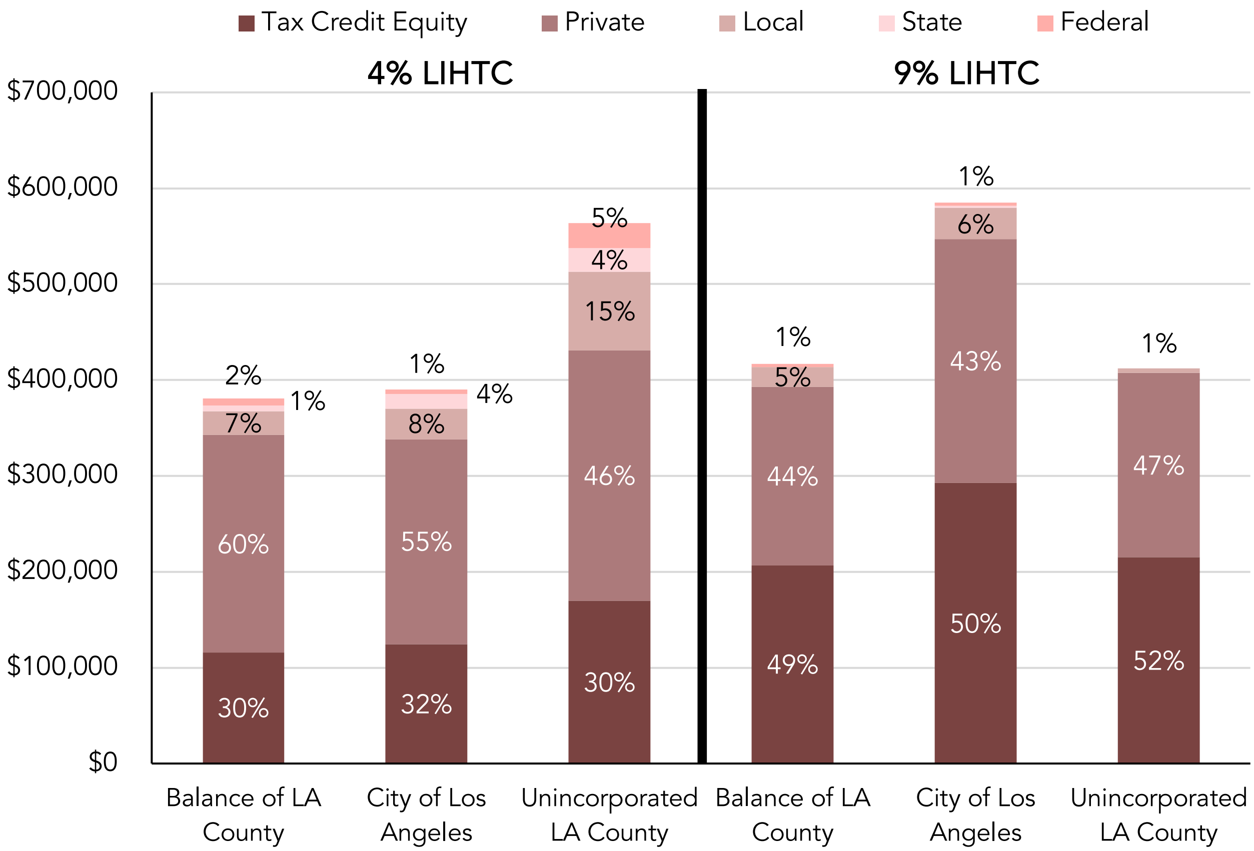


Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.

Acquisition/Rehabilitation

Figure 75 below shows the average composition of financing sources for an acquisition/rehabilitation affordable home by tax credit type. Across all three geographies, tax credit equity and private sources are the largest development funding sources for both 4% and 9% LIHTC developments. Local funding is the third-largest source of funding for acquisition/rehabilitation developments. Federal and state sources combined finance between four (4) percent and nine (9) percent of costs for 4% LIHTC developments and one (1) percent or less of costs for 9% LIHTC developments. The majority of 9% LIHTC developments receive no permanent financing from state or federal sources—61 percent of the 9% acquisition/rehabilitation developments awarded LIHTCs from 2012 to 2023 received rental subsidies such as Section 8, both HUD Project-Based Rental Assistance (PBRA) and project-based Housing Choice Vouchers (HCV). This rental assistance permits properties to support large mortgages and reduce or eliminate the need for other gap financing.

FIGURE 75: ACQUISITION/REHABILITATION AFFORDABLE HOUSING SOURCES* – FINANCING TRENDS IN LOS ANGELES COUNTY BY TAX CREDIT TYPE, PER-UNIT (2012-2023)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.
**Some bars will not reach 100% because of funding sources that are of vague or unknown origin.*

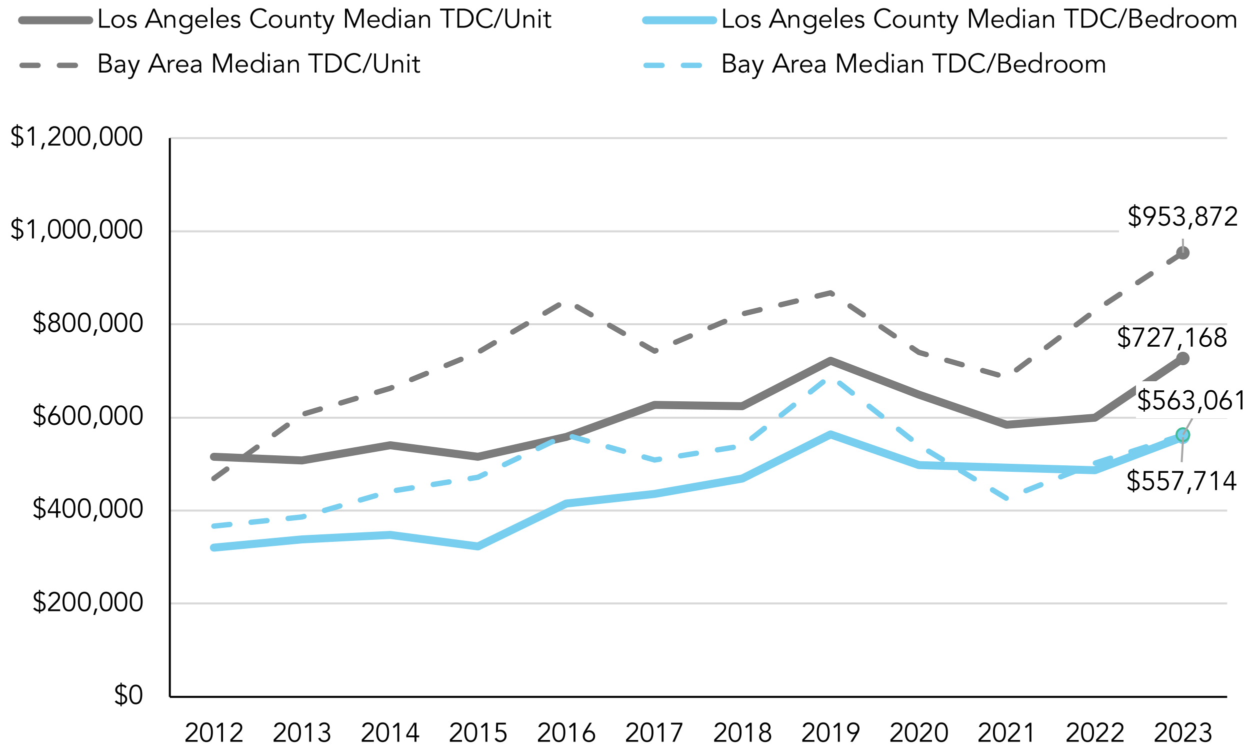
Historical Trends in Total Development Costs for New Affordable Housing

Figure 76 shows trends in median total development costs for new affordable homes financed with tax credits—on a per-unit and per-bedroom basis—in both Los Angeles County and the Bay Area from 2012 to 2023, adjusted for inflation.[92]

In Los Angeles County, inflation-adjusted development costs have varied over the last 11 years. While costs remained relatively flat between 2012 and 2015, the cost to develop a new affordable home increased by 40 percent per unit and 75 percent per bedroom between 2015 and 2019. In contrast, from 2019 to 2022, development costs decreased by 17 percent per unit and 14 percent per unit. However, between 2022 and 2023, costs again increased from $599,765 to $727,168 per unit (21 percent) and from $487,313 to $557,714 per bedroom (14 percent). 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.

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

FIGURE 76: LOS ANGELES COUNTY MEDIAN TOTAL DEVELOPMENT COSTS (TDC) FOR NEW LIHTC DEVELOPMENTS, 2012-2023 (2024$)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.

The following subsections—"Cost Analysis by Housing Type" and "Cost Analysis by Geography"—explore other trends and explanations for changes in development costs over time. Though this analysis does not employ rigorous statistical techniques to establish correlation, descriptive statistics allow us to understand significant historical trends. For example, in newly constructed affordable housing developments in Los Angeles County, the average number of bedrooms per unit decreased by 16 percent from 2012 to 2023—from 1.72 bedrooms per unit to 1.44 bedrooms per unit. Larger buildings typically reflect economies of scale in affordable housing construction because the costs of services, operations, and design do not vary much by building size, so larger buildings allow developers to spread these fixed costs over more units. Furthermore, smaller units bring in more income by square foot and are less affected by design restrictions that make larger units more challenging to build. In addition, this shift towards fewer bedrooms per unit is consistent with local and state efforts to address the homelessness crisis by developing permanent supportive housing comprised mostly of studio and one-bedroom units. See the "Cost Analysis by Housing Type" section below for more analysis and discussion of these trends.

Cost Analysis by Housing Type

Los Angeles County, in recent years, has prioritized the development of permanent supportive housing to help address the county's homelessness crisis, such as new policies and programs to support individuals experiencing homelessness and new funding programs and local bond measures to finance services and the production of supportive housing. This prioritization has also influenced the composition of LIHTC applications and awards. For example, an increasing share is awarded to developments for 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 percentage of special needs units in the county's LIHTC portfolio increased from 24 percent to 38 percent from 2012 to 2023.[93] This shift in the type of affordable housing developed in Los Angeles County explains some of the cost increases during this eleven-year period. As shown below in Figure 77, LIHTC-assisted special needs developments tend to be more expensive on a per-bedroom basis than other types of housing. For example, between 2012 and 2023, the median cost per-bedroom for LIHTC-awarded special needs new construction developments was 70 percent higher than for LIHTC-awarded large-family developments.[94]

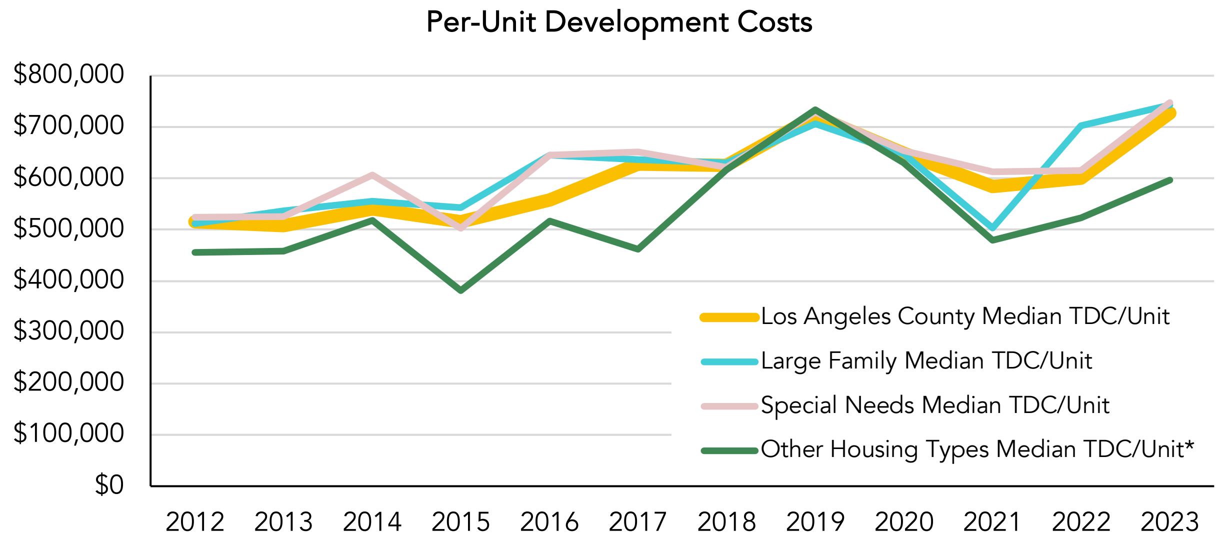
Reasons for higher costs associated with special needs developments include smaller unit sizes with a greater percentage having more expensive bathroom and kitchen space, more space used for heavy-use common areas and social service provision, higher operating costs per unit resulting in higher capitalized operating reserves, as well as more extensive required transition reserves to guard against termination of rent or operating subsidy. In addition, funding for supportive housing is often more fragmented and complex than for other affordable housing development types. 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 typical family or senior developments utilize. This study also found that each additional funding source is associated with an additional cost of $6,450 per unit, meaning that costs for these units would be expected to be nearly $40,000 higher than they otherwise would have been.[95]

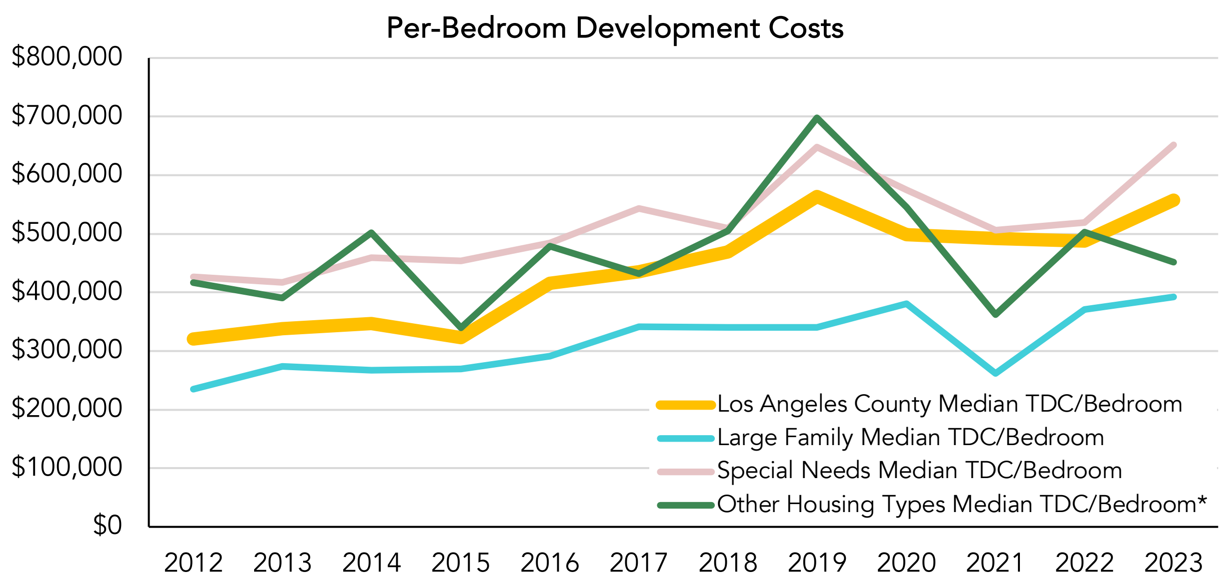
[93] TCAC uses "housing type" to identify the specific population to be served by the development and has four housing types—Large Family, Senior, Special Needs, and At-Risk—each with its own definition and eligibility. Senior properties, for example, house tenants 62 years and older. At-Risk refers to projects with affordability restrictions at risk of expiring. Special Needs encompasses individuals living with physical, sensory, developmental, or mental health disabilities; 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.

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

[95] Terner Center for Housing Innovation. 2020. "The Costs of Affordable Housing Production: Insights from California's 9% LIHTC Program." Website: http://ternercenter.berkeley.edu.

FIGURE 77: MEDIAN TOTAL DEVELOPMENT COSTS (TDC) FOR NEW LIHTC DEVELOPMENTS, BY HOUSING TYPE, 2012-2023 (2024$)





Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.
**'Other Housing Types' captures all TCAC housing types except large family and special needs. For new construction developments, this includes senior housing and non-targeted housing.*

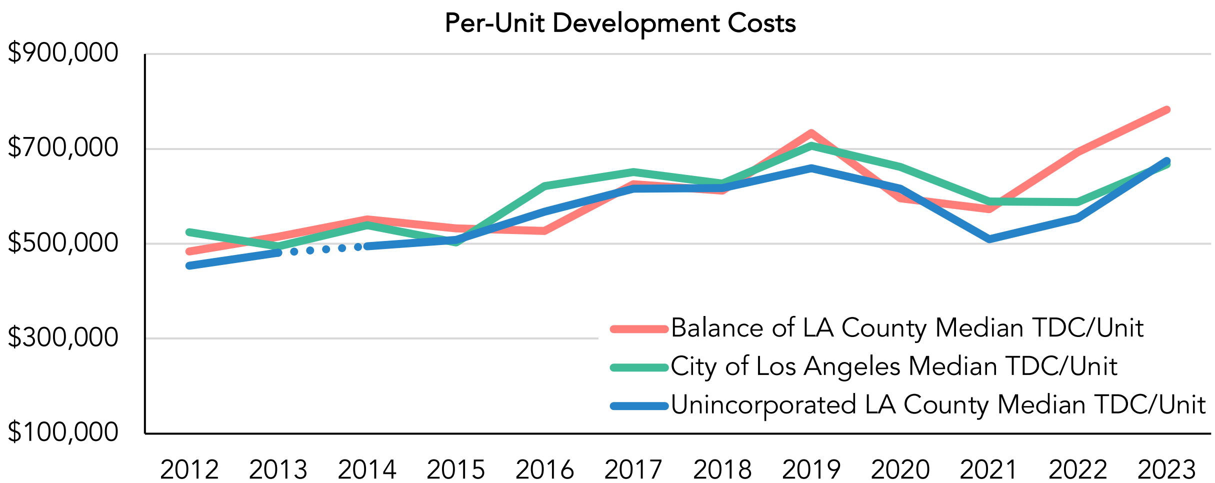
In conclusion, the compositional shift in the type of affordable homes created in Los Angeles County towards serving more special needs households appears to have contributed to the recent increase in median development costs, independent of other factors such as the rising cost of materials.

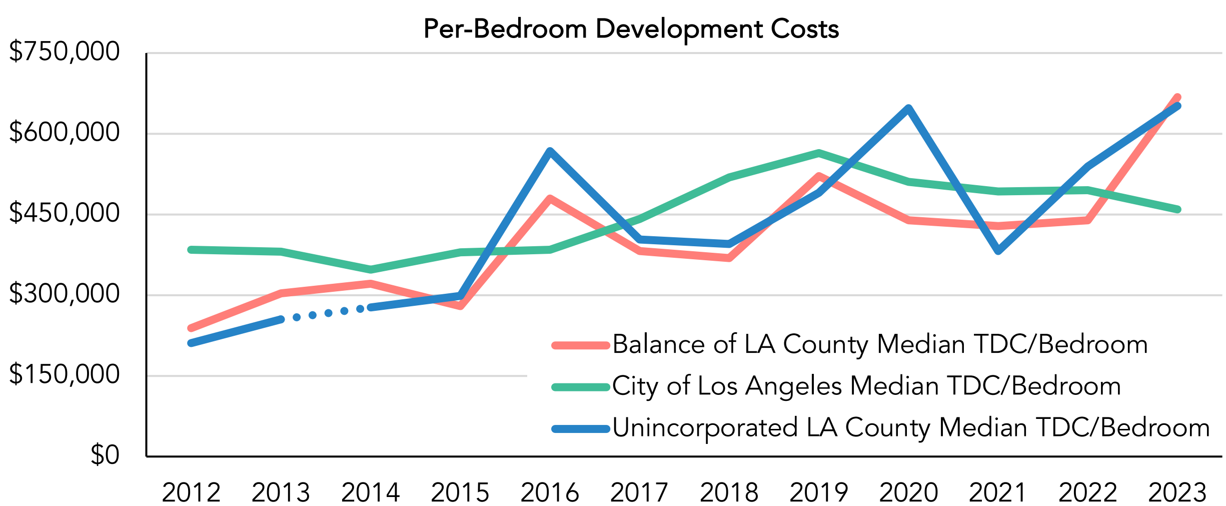
Cost Analysis by Geography

Figure 78 shows trends in median total development costs for new affordable homes financed with tax credits in the City of Los Angeles, Balance of LA County, and unincorporated LA County from 2012 to 2023, adjusted for inflation. While development costs per unit were relatively comparable across all three geographies from 2012 to 2023, per-bedroom costs experienced more variation. Per-bedroom development costs in the City of Los Angeles were greater than costs for developments outside the city for every year except 2016, 2020, 2022, and 2023. Per-bedroom costs for developments in the Balance of LA County and unincorporated LA County were comparable from 2012 to 2019, with costs in unincorporated LA County exhibiting more variability after 2019. Meanwhile, per-bedroom costs in the Balance of LA County saw an increase in 2019 followed by a steady decline that more closely mirrored the City of LA before rising in 2023.

These increases in per-bedroom costs in Los Angeles County could partly be explained by a decline in average bedrooms per unit in many of the years with increasing costs. However, development costs in the City of LA do not trend neatly with bedroom size. Unincorporated LA County saw a decrease from 1.5 to 0.9 bedrooms per unit from 2018 to 2020 and another decline between 2021 and 2023 from 1.4 to 1 bedroom per unit. Likewise, the Balance of LA County saw a decrease between 2018 and 2019 from 1.52 to 1.48 bedrooms per unit and from 1.4 to 1.2 bedrooms per unit from 2022 to 2023.

FIGURE 78: MEDIAN TOTAL DEVELOPMENT COSTS (TDC) FOR NEW LIHTC DEVELOPMENTS, BY GEOGRAPHY, 2012-2022 (2022$)





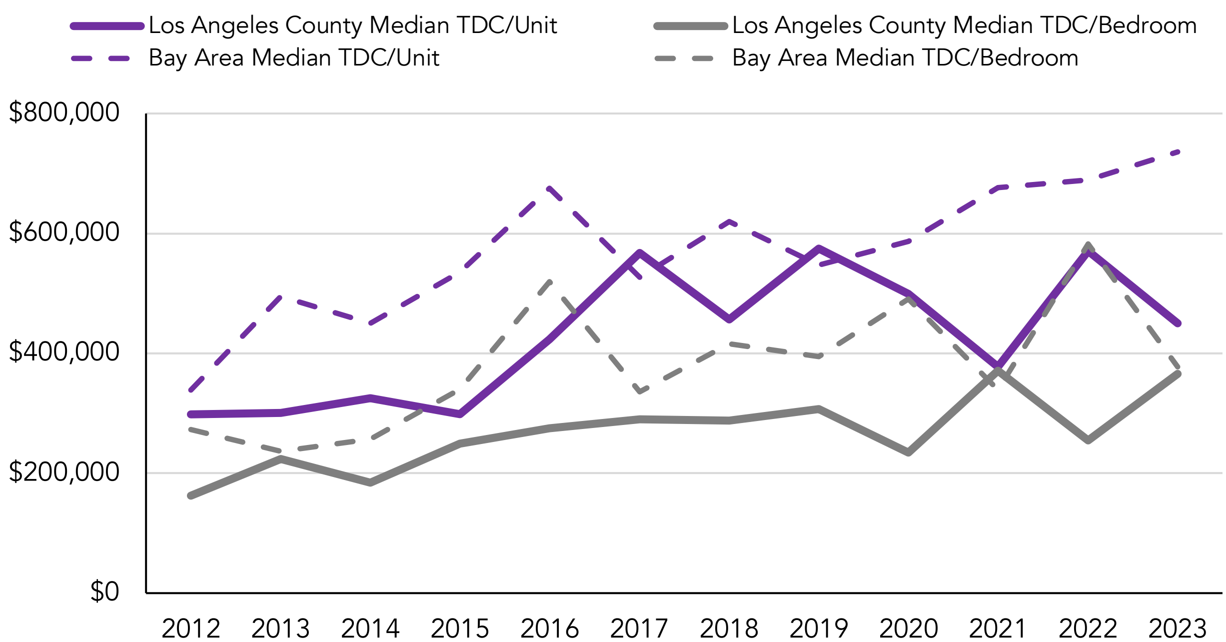
Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.
Note: There is a dotted line for unincorporated LA County for 2013 and 2014 because there was only one development awarded LIHTCs during this two-year period.

Historical Trends in Total Development Costs for Preserved Affordable Housing

Research has found that the cost to acquire and rehabilitate—also known as "preserve"—existing multifamily rental homes is typically much lower than new construction.[96] For example, between 2012 and 2023, the average cost of preserving existing multifamily rental housing was 34 percent less per unit and 39 percent less per bedroom in Los Angeles County than new construction.

Figure 79 shows trends in median total development cost for a preserved affordable home financed with tax credits—on a per-unit and per-bedroom basis—in both Los Angeles County and the Bay Area from 2012 to 2023, adjusted for inflation.[97] In Los Angeles County, these costs have varied but generally increased during these eleven years. In that time frame, acquiring and rehabilitating an affordable home grew from $298,189 to $449,844 per unit (51 percent), and the costs per bedroom increased from $162,540 to $365,809 (125 percent), adjusted for inflation. Per-unit and per-bedroom development costs in Los Angeles County converged in 2021 because all of the acquisition/rehabilitation developments awarded tax credits in 2021 were exclusively studio and one-bedroom units aside from a single two-bedroom unit.

FIGURE 79: MEDIAN TOTAL DEVELOPMENT COSTS (TDC) FOR ACQUISITION/REHABILITATION LIHTC DEVELOPMENTS, BY HOUSING TYPE, 2012-2023 (2023$)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.

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[96] 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.

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

When comparing the Bay Area to Los Angeles County, the former experienced a larger absolute increase (dollar amount) and relative increase (percent) in per-unit costs from 2012 to 2023. The Bay Area experienced a slight increase in per-unit costs over the last year, while Los Angeles County experienced a decrease. This variation is likely due to differences in the size and type of housing developed in each region. Of the 2023-awarded acquisition/rehabilitation developments in the Bay Area, nearly two-thirds were 2+ bedrooms and included more total units (1,417 units). By contrast, the acquisition/rehabilitation developments in Los Angeles County awarded tax credits in 2023 mainly comprised studio and one-bedroom units, while 1,164 units were included.

Given limitations in the available data, it is difficult to explain the increases in costs to acquire and rehabilitate affordable homes in Los Angeles County beyond these reflections. Because most of the county's preserved affordable homes are financed with 4% tax credits that do not claim a specific housing type or identify a particular population to be served by the development, a more detailed cost analysis is not possible. In addition, this analysis focuses primarily on total development costs. As a result, 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 F: Full Data Findings, Section 5.

Section 6. Recommendations

The following recommendations are grounded in the analysis in Sections 1-5 and aligned with the Board directive to support the production and preservation of affordable homes, particularly permanent supportive housing for very low and extremely low-income or homeless households. These recommendations were informed by input from the County's CEO's Office, other County departments, and community stakeholders.

As with prior editions of the Los Angeles County Affordable Housing Outcomes Report, new recommendations have been developed with the support of affordable housing stakeholders, and some recommendations in this 2024 version are reintroduced or refined versions of those in the 2023 report. Continued effort in these areas is imperative to meeting the County's affordable housing needs.

Preservation

The following section highlights preservation approaches for the County to protect its existing affordable housing stock.

1. Preserve the Financial Viability of New and Existing Affordable Housing Developments by Collaborating with Owners and Operators to Mitigate the Impacts of Ballooning Property and Liability Insurance Premiums

California faces an insurance crisis provoked by increasing losses from natural disasters and construction cost inflation over the last three years. Several large insurers have stopped writing property and liability policies in the state, and others have limited the number of new policies in California or imposed stricter criteria on the properties they will insure. As a result, all owners of affordable, multifamily housing are confronting precipitous premium increases that threaten to create financing gaps for new developments and plunge some existing properties, which have already struggled to cover recent waves of wage and material cost inflation, into operating losses. Some owners even face difficulty finding coverage altogether.

This crisis cannot be resolved locally: the state legislature and the state's insurance commissioner have turned their attention to solutions in recent months. However, the County can serve as an important stopgap in concert with other governmental affordable housing lenders to prevent developments under construction from stalling and prevent existing properties from running in the red and risking mortgage defaults.

LACDA has already responded by waiving residual receipts collection and allowing draws on reserves for projects financially stressed by insurance costs. There are several possible solutions the County should explore in addition to these measures. For developments under construction, we recommend the County:

- Provide additional financing to developments under construction, particularly those in unincorporated areas and contract cities, that face financing gaps due to smaller supportable mortgages than budgeted due to increased insurance premiums.

For developments in operation, we recommend the County:

- Continue LACDA's new policy to allow owners of properties under financial duress due to insurance cost spikes to retain some or all of the County's portion of residual receipts from healthily operating properties and use it to pay insurance premiums on stressed properties.
- Continue LACDA's new policy to permit properties under financial duress due to insurance cost spikes to draw on project reserves to cover increased insurance costs.
- Temporarily waive LACDA monitoring fees for properties under financial duress due to insurance cost spikes.
- Modify loan agreements to allow for lower-cost insurance policies with higher deductibles than those currently permitted by County requirements.

2. Enhance Preservation Efforts by Implementing a Policy and Underwriting Guidelines Specific to Portfolio Recapitalization Transactions

California faces a slowdown in the production of new affordable homes due to the exhaustion of the 2018 state housing bond and significant cuts to housing programs due to the state's budget deficit. Further, the City of Los Angeles' Proposition HHH funding has been fully allocated for several years. At the same time, we see an opportunity in the slackening demand for new production that will make tax-exempt Private Activity Bonds available for other uses in 2024 and 2025. This creates an opportunity for existing affordable properties to recapitalize with bonds and 4% LIHTCs to address needed repairs, invest in systems replacement, and implement energy efficiency and decarbonization upgrades. The Partnership expects the pipeline of recapitalization developments will continue to grow quickly in 2024 and 2025.

To shorten the timelines for financial structuring and speed renovation work, LACDA should consider adopting a recapitalization policy and modified underwriting guidelines specific to recapitalizations to use in conjunction with its bond issuance program and in cases where owners request loan modifications as part of a recapitalization. We understand that LACDA is already considering these steps.

3. Assess the Impact of COVID-Era Rent Arrears

Many affordable housing developments have accrued substantial amounts of uncollected rent resulting from COVID-era policies. Given the low incomes of affordable housing tenants, it is unlikely that much of it can ever be collected, and any collection attempts could result in mass displacement. At the operational level, some properties were able to absorb these losses without jeopardizing property operations. Others were not, however, leaving providers no choice but to cover operating shortfalls. The Partnership believes the problem to be widespread, but the impacts are likely disparate. No data currently exists regarding the scale of uncollected rent in the County's affordable housing portfolio and the threats posed to properties' sustainability. The County should survey rent arrears in affordable housing to understand the scale of the problem. The County could approach this work in partnership with the City of Los Angeles.

4. Eliminate Future Conversion Risk for Affordable Housing Developments Through Public Land Ownership

The County should help ensure that affordable housing developments—both new construction and acquisition/rehabilitation (where practical)—do not face the threat of losing affordability restrictions in the future by moving toward public ownership and leasing of underlying land by government agencies or County-supported and regulated community land trusts. This approach would help to de-commodify affordable housing, removing the threat of real estate speculation based on the future sunset of affordability covenants tied to financing (for example, LIHTCs and County-funded loans) or land use (such as density bonus covenants). This approach also aligns with one of the goals of the City of Los Angeles' United to Housing LA ballot initiative.

We recommend the County: 1) continue to retain fee ownership of all County-owned land made available for affordable housing development (this already is largely the County's practice) and 2) implement an incentive or priority for public land ownership, whether by the County, a local jurisdiction, or a community land trust if it has a proven track record and strong government and foundation support, in LACDA's NOFAs.

We also support County plans to launch a land bank pilot program utilizing American Rescue Plan Act (ARPA) funding to ensure that households experiencing homelessness and the most vulnerable residents of the County have access to upwards of 700 affordable housing units.

5. Ensure the Long-Term Viability of Permanent Supportive Housing Properties to Which the County Has Provided Financial Assistance by Undertaking a Comprehensive Review of the Financial Performance and Physical Condition of These Properties

To preserve the region's stock of permanent supportive housing developments, the County should engage in a risk assessment of older, County-assisted PSH properties (where the County has provided land and/or capital) to identify those that have consistent operational challenges and mounting capital needs. This comprehensive review should focus on the financial performance and physical conditions of County-assisted PSH stock, beginning with the oldest properties. In doing so, the County can assist in maintaining their viability in the long-term and prevent troubled properties from draining the resources of housing providers and potentially causing these providers to collapse. Some indicators of troubled properties include depleted reserves, operating statements demonstrating negative cash flow or cash flow margins below a 1.05 debt service coverage ratio, evidence of significant deferred maintenance, and ongoing capital or operating cash infusions from the owner/operator.

The LACDA's Loan Servicing Unit has screening processes in place and has now begun a review of properties to screen for excessive use of reserves and identify those with low or decreasing residual receipts payments. We commend and support these initiatives.

Increase Funding For Affordable Housing

6. Facilitate Access to Sustainability and Decarbonization Incentives for Existing and New Affordable Housing

Federal and state programs to achieve energy efficiency, sustainability, and decarbonization for affordable, multifamily housing have expanded rapidly in recent years. For existing housing, these include the state's Low-Income Weatherization Program, the Solar on Multifamily Affordable Housing (SOMAH) program, and the new Equitable Building Decarbonization Program launching in mid-2025. For newly constructed housing, the state's Building Initiative for Low-Emissions Development (BUILD) program helps fund a shift to all-electric buildings.

At a local level, the Los Angeles Department of Water and Power worked with affordable housing advocates to create the Comprehensive Affordable Multifamily Retrofit (CAMR) program which is an important new resource for affordable housing in LADWP's territory. We recommend that County staff involved in underwriting and asset management of affordable rental housing become knowledgeable about available sustainability programs targeted towards affordable housing and include information encouraging housing providers to enroll in these programs (where appropriate) in NOFAs and other related materials.

At the federal level, the Inflation Reduction Act (IRA) has made substantial new resources available for similar purposes. However, affordable housing providers may not always be aware of the applicability of these programs to their buildings and the substantial resources available to them. One of the newest programs benefitting from IRA funds is the California Energy Commission's (CEC) Equitable Building Decarbonization (EBD) program, which combines state and federal funding under one program. The Partnership is part of the LA County's team responding to the solicitation to become the program implementor for these funds in Southern California. Regardless of the outcome of this solicitation, County staff should encourage if not require housing providers to apply for EBD funds when the program becomes available in mid-2025. EBD is a direct-install program making it uniquely attractive to providers with limited capacity and lacking cashflow to cover upfront costs.

Given the multitude and scale of these new decarbonization resources, we recommend the County collaborate with program staff and third-party program administrators to develop an information outreach strategy to owners of all County-funded affordable housing developments. This could be particularly helpful for reaching small-scale providers who operate legacy portfolios but are no longer actively building and therefore may not have encountered program resources at conferences and other events.

7. Position Los Angeles County to Receive Maximum Resources from Proposition 1, the Behavioral Health Services Program and Bond Measure

The passage of Proposition 1 in March of 2024 creates new opportunities and challenges for the County. The approved bond measures include approximately $2B for permanent supportive housing for veterans and others who have behavioral health needs and are experiencing homelessness or at-risk of homelessness that will be administered by California Department of Housing and Community Development (HCD). The County should monitor HCD communications closely regarding how these funds will be prioritized and the timing for their disbursement so that County funds can maximize leveraging these new resources. The measure also requires 30% of Mental Health Services Act funding (now renamed the Behavioral Health Services Act) to be expended on housing interventions.

8. Establish Regular and Predictable Criteria and Timing for County Funding Programs

The County should continue its practice of prioritizing regular, predictable criteria and timing in its affordable housing funding rounds and timing them to support applications for state resources. In the absence of such predictability, housing providers may acquire sites that do not match new eligibility requirements or policy priorities. Both application and award timing should be synchronized where possible. LACDA issued one-time funding NOFAs in 2022 and 2023 that forced changes to the agency's typical NOFA schedule. Going forward, a published NOFA schedule for each year would be beneficial for all stakeholders.

9. Increase the Availability of Long-Term, Project-Based Rental Subsidies for Permanent Supportive Housing and Facilitate the Expanded Use of Tenant-Based Section 8 Housing Choice Vouchers as a Stable, Bankable Rental Subsidy in PSH Developments Using Traditional and Non-Traditional Affordable Housing Financing Structures

LACDA will reach its statutory, 30 percent cap for project-based vouchers in 2025 according to the agency's current projections. This poses a significant challenge to the County’s continued ability to produce permanent supportive housing at the current pace and scale. The County should continue to advocate for an overall increase in project-based subsidies at the federal level and explore all state and local opportunities to fund additional operating subsidies. In addition, the County should support the expanded use of tenant-based Housing Choice Vouchers as a rental subsidy source for PSH developments given the looming statutory cap on PBVs.

The County has done this on a limited basis since 2018 via the "backstop" approach employed on some affordable homes to which Department of Health Services (DHS) had committed Flexible Housing Subsidy Program (FHSP) funds. DHS worked with its partner Brilliant Corners to provide PSH providers with 1) a steady flow of HCV holders qualified for PSH via the Coordinated Entry System and 2) guaranteed replacement funding for any intervals between an HCV-holding tenant moving out and another moving in. The County has also partnered with L.A. Health Care and HealthNet, who are providing state Housing and Homelessness Incentive Program (HHIP) funds to support further expansion of “backstop” funding to increase the use of tenant-based vouchers. Among other uses, the County intends to use these HHIP funds to support operations of proposed Homekey developments that will also rely on HCVs and other tenant-based rental subsidies. This “backstop” approach has proven acceptable to LIHTC investors and affordable housing lenders in the limited number of PSH developments that have executed backstop structures. It is low-cost, poses relatively little financial risk to the County, and should be expanded.

Support Innovative and Cost-Saving Strategies

The following recommendations address how the County could support innovative and cost-saving strategies for increasing efficiency in the affordable housing delivery system. The analysis in Section 5 of this report on development cost trends, echoing findings from multiple recent studies, highlights the need to reduce costs where possible.

10. Advocate for LACAHSA to Prioritize Approaches Which Will Have the Highest Impact for Affordable Housing Production and Preservation Across the County

The 2022 passage of SB 679 created the Los Angeles County Affordable Housing Solutions Agency (LACAHSA), a new countywide body whose powers include the ability to place affordable housing funding measures on the ballot, assemble land for affordable housing development, and provide support to local governments for the production and preservation of affordable housing. The County should continue to support LACAHSA by advocating for priorities that will have the highest impact for affordable housing production and preservation across the County.

The November 2024 ballot will include LA County Measure A—the Affordable Housing, Homelessness Solutions and Prevention Now Measure. In addition to funding homeless services, the initiative would provide LACAHSA with permanent funding for housing, homelessness prevention, and renter supports via a sales tax increase. Assuming the measure passes, priorities for LACAHSA’s initial focus should include:

1. Provide acquisition funding for new construction and naturally occurring affordable housing. In some cities in Los Angeles County where this funding is already available, affordable housing developers benefit because it reduces risk and costs. Depending on the scale of the funding available, an alternate strategy would be for LACAHSA to contribute funding to the existing Los Angeles County Housing Innovation Fund (LACHIF) administered by LACDA and a consortium of Community Development Finance Institutions. LACAHSA’s funds would expand the LACHIF lending pool by increasing the top-loss funding currently provided by the County and reducing interest cost to borrowers.
2. Recognizing that there is a growing problem with physical wear and tear from high-acuity tenants in permanent supportive housing, the County should establish a fact-finding working group to assess the need to establish a fund to help offset the cost of property damage claims by providing last-resort assistance for those incidents of physical damage not covered by insurance claims and too large to be covered by property reserves.

11. Support Technical Assistance and the Collaboration for the Development of Multifamily Affordable Housing on Sites Owned by Faith-Based Institutions

In 2023, the Affordable Housing on Faith and Higher Education Lands Act (SB 4) was signed into law and provided a streamlined process for faith-based institutions and nonprofit colleges to develop multifamily affordable housing on their land regardless of local zoning. On the heels of SB 4's passage, a recent Board of Supervisors' motion directed the CEO to explore partnerships with faith-based organizations through based organizations to provide information about such partnership opportunities with the County. The County should continue these efforts to build a bridge between faith-based institutions and affordable housing advocates and providers.

Advance Racial Equity in Housing Programs

The following recommendation proposes how to advance racial equity in County housing programs.

12. Establish a Countywide Waitlist for Non-Supportive Housing to Increase Housing Choices

Waitlists for County-funded affordable housing are currently administered at the property level, which may limit the pool of prospective residents to those who already live nearby. A countywide waitlist (or referral list) could ensure broader access to new and existing developments, particularly those in resource-rich areas where Black, Latinx, Indigenous, and other people of color have historically been excluded. As a first principal, the process for administering a countywide waitlist would have to result in rapid referrals of tenants for available units with final leasing decisions made by each property owner per their approved management plans. A waitlist process should under no circumstances result in affordable homes remaining vacant for prolonged periods.

Using the Marina del Rey Affordable Housing Policy as a model, LACDA is currently exploring how to create a countywide waitlist for affordable housing. We support this initiative and urge the County to expand it if it proves successful.

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 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.

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.

Determining Household Income Groups

HUD upwardly adjusts income limits in high-cost housing markets such as Los Angeles County to account for higher costs. For example, HUD calculates the VLI income limit—which would normally be based on a household earning 50 percent AMI—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 of roughly 50 percent 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. HUD and the State of California determine rent affordability by the income needed to afford rent and utilities without spending more than 30 percent of household income.

Table 1 in the body of this report shows the 2023 HUD-adjusted income limits for each income group.

Categorizing People and Households by Race and Ethnicity

For the purposes of this report, the categorization of people and households by race and ethnicity is based on individual responses to U.S. Census Bureau surveys, specifically the American Community Survey (ACS) and the Household Pulse Survey. Several Census race and ethnicity categories were further aggregated for our analyses in order to create a large enough population size to analyze. For most indicators—except when denoted in the source notes—people and households are categorized as follows:

- "Asian Pacific Islander" is used to refer to all people who identify as Asian American, Asian Indian, Japanese, Chinese, Cambodian, Malaysian, Pakistani, Korean, Filipino, Vietnamese, Thai, or other

Asian alone, Native Hawaiian or Pacific Islander alone including Guamanian, Chamorro, Samoan, Fijian, and Tongan, and do not identify as being of Latino or Hispanic origin.

- "Black" is used to refer to all people who identify as Black or African American alone and do not identify as being of Latino or Hispanic origin.
- "Latino" or "Latinx" (used interchangeably) is used to refer to all people who identify as being of Hispanic or Latino origin, regardless of racial identification.
- "Other race" is used to refer to all people who identify as Native American or Alaskan Native alone, with multiple racial categories, or with a single racial category not included in this list and do not identify as being of Latino or Hispanic origin.
- "White" is used to refer to all people who identify as white alone and do not identify as being of Latino or Hispanic origin.

Exceptions to this categorization are detailed in the source notes of Figure 2, Figure 6, and Table 3 and arise because ACS summary file data is used rather than detailed microdata (PUMS). ACS summary file data disaggregated by race and ethnicity generally treats race and Latino or Hispanic origin as two distinct concepts. In other words, people who identify as being of Latino or Hispanic origin may be of any race; therefore, data presented in Figure 2, Figure 6, and Table 3 for the Asian Pacific Islander, Black, or Other Race, may include some number of people who identify as being of Latino or Hispanic origin.

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 4 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. "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. 202,764 + 280,149 + 312,255 = 795,168).

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

[1] NLIHC. *The Gap*. 2020. Website: https://reports.nlihc.org/gap.

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.

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 367,894 “Cumulative Surplus or Shortfall of Affordable Rental Homes” for ELI households is the difference between the 482,913 households at or below the ELI threshold income and the 115,019 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 (e.g., 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” variable 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 (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 30 percent or more and 50 percent or more of their income on housing costs are considered cost burdened and severely cost burdened, respectively. For example, a four-person 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 (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, divided by 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

Thus, households that have one or fewer people per room are considered not overcrowded. Households that have more than one or more than two people per room are considered overcrowded and severely overcrowded, respectively. For example, a two-bedroom household with two adults and three children are considered overcrowded as there are 1.17 people per room.

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 rental housing developments awarded LIHTCs in Los Angeles County between 2012 and 2023 for both new construction and acquisition/rehabilitation.

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[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 www.census.gov/housing/hvs/definitions.pdf.

To collect the cost data essential for this analysis, the California Housing Partnership compiled detailed development cost data from 574 LIHTC developments in Los Angeles County from 2012 to 2023, which represents more than one-third of LIHTC homes in the county. The data comes primarily from applications to TCAC and includes detailed information on the sources of funding and development cost line items.[4] When application data was not available, we used TCAC staff reports created for each LIHTC development, which include summary financing data.[5] Throughout this section, we adjust development costs for inflation to 2024 dollars using the RS Means Construction Cost Index, the same inflation adjustment factor used by TCAC.

Costs are expressed as total residential development cost—including land—and expressed as both per-unit and per-bedroom.

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.

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[4] This data reflects the developer's best estimate of project costs at the time of application and not the final costs of development.

[5] TCAC staff reports can be accessed online at https://www.treasurer.ca.gov/ctcac/meeting/index.asp.

Appendix B: Full Data Findings, Section 1

Gap Analysis

TABLE A: NUMBER OF LOS ANGELES COUNTY HOUSEHOLDS BY HOUSING TENURE (2005-2022)

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
2019	1,816,770	1,511,628	3,328,398
2021	1,807,578	1,568,009	3,375,587
2022	1,863,679	1,552,047	3,415,726

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2005-2022.
**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 (2014-2022)

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
2019	189,837	279,396	313,964	368,727	298,673	363,767	1,814,364
2021	261,900	264,127	318,761	351,205	297,313	312,323	1,805,629
2022	202,764	280,149	312,255	367,040	311,548	387,244	1,861,000

Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.
**Please note that the total number of renter households in Table A and Table B do not match perfectly because they rely on a slightly different data source. Estimates from PUMS data (Table B) are expected to be slightly different from the corresponding ACS estimates (Table A) because they are subject to additional sampling error and further data processing operations.*

TABLE C: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY AGE GROUP (2014-2022)

Year	Under 35		35 - 44		45 - 54		55 and older	
	#	%*	#	%*	#	%	#	%
2014	525,782	29%	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	28%	418,072	23%	364,909	20%	525,529	29%
2018	506,797	28%	413,471	23%	354,259	19%	538,097	30%
2019	506,915	28%	414,570	23%	350,805	19%	544,480	30%
2021	518,806	29%	403,496	22%	340,746	19%	544,530	30%
2022	534,040	29%	413,819	22%	346,434	19%	569,386	31%

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2022.
**Represents the percentage of households the age group comprises of all households.*

TABLE D: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY RACE & ETHNICITY* (2010-2022)

Year	Asian Pacific Islander	Black	Latinx	Other Race	White alone, not Hispanic or Latino
2010	224,520	210,912	699,072	391,209	530,682
2011	220,132	213,253	722,309	371,473	529,693
2012	229,320	217,067	733,475	386,868	532,164
2013	226,535	215,917	745,090	398,208	541,562
2014	235,265	213,877	755,700	404,585	536,476
2015	238,483	216,802	762,422	413,732	551,040
2016	238,169	214,352	780,461	447,025	558,781
2017	240,118	214,385	762,884	446,768	544,592
2018	237,690	220,555	773,829	431,263	537,718
2019	241,515	200,408	773,799	415,036	556,489
2021	233,115	208,417	793,553	777,973	505,811
2022	246,553	215,580	816,346	798,522	517,198

TABLE E: LOS ANGELES COUNTY RENTAL HOMES AFFORDABLE TO AND OCCUPIED BY EACH INCOME GROUP (2022)

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	1,315	29,429	29,665	10,597	8,076	7,680	8,494	95,256
Affordable to ELI	2,433	18,962	33,215	11,829	6,258	4,692	2,824	80,213
Affordable to VLI	8,565	38,116	61,681	54,915	48,581	27,273	14,903	254,034
Affordable to LI	22,676	66,903	108,398	162,456	188,411	128,555	95,929	773,328
Affordable to Moderate	23,242	35,750	39,798	61,563	100,522	119,787	167,199	547,861
Affordable to Above Moderate	16,690	13,604	7,392	10,895	15,192	23,561	97,895	185,229
Total	**74,921**	**202,764**	**280,149**	**312,255**	**367,040**	**311,548**	**387,244**	**1,935,921**

Source: California Housing Partnership analysis of 202 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

TABLE F: DETAILED GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2022)

		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
	Rental Homes "Affordable & Available" to Income Group and Below	17,033	86,721	250,205	928,740	1,435,995	1,857,185
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-150,637	-419,759	-581,823	-228,457	2,588	77,241
	% 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
	Rental Homes "Affordable & Available" to Income Group and Below	15,105	87,607	236,054	865,214	1,398,152	1,865,181
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-148,960	-374,847	-551,807	-270,768	-17,369	72,782
	% of Homes Affordable but Unavailable**	70%	36%	27%	21%	16%	0%

Year		DLI	ELI	VLI	LI	Moderate	Above Moderate
2016	All Households at or Below Threshold Income	177,352	507,239	828,074	1,172,939	1,453,058	1,823,433
	Rental Homes "Affordable & Available" to Income Group and Below	16,186	99,368	259,819	921,584	1,432,306	1,896,161
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-161,166	-407,871	-568,255	-251,355	-20,752	72,728
	% 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
	Rental Homes "Affordable & Available" to Income Group and Below	20,010	100,150	240,263	860,595	1,403,219	1,877,355
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-140,086	-358,866	-516,946	-252,138	-10,790	79,545
	% 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
	Rental Homes "Affordable & Available" to Income Group and Below	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%
2019	All Households at or Below Threshold Income	189,837	469,233	783,197	1,151,924	1,450,597	1,814,364
	Rental Homes "Affordable & Available" to Income Group and Below	28,988	104,917	283,767	923,832	1,463,275	1,905,386
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-160,849	-364,316	-499,430	-228,092	12,678	91,022
	% of Homes Affordable but Unavailable**	66%	37%	29%	23%	16%	0%

Year		DLI	ELI	VLI	LI	Moderate	Above Moderate
2021	All Households at or Below Threshold Income	261,900	526,027	844,788	1,195,993	1,493,306	1,805,629
2021	Rental Homes "Affordable & Available" to Income Group and Below	46,655	117,545	323,192	995,251	1,515,695	1,901,111
2021	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-215,245	-408,482	-521,596	-200,742	22,389	95,482
2021	% of Homes Affordable but Unavailable**	53%	35%	30%	23%	14%	0%
2022	All Households at or Below Threshold Income	202,764	482,913	795,168	1,162,208	1,473,756	1,861,000
2022	Rental Homes "Affordable & Available" to Income Group and Below	30,744	115,019	300,722	912,481	1,461,343	1,935,921
2022	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-172,020	-367,894	-494,446	-249,727	-12,413	74,921
2022	% of Homes Affordable but Unavailable**	68%	34%	30%	24%	17%	0%

Source: California Housing Partnership analysis of 2014-2022 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 G: DETAILED GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND SD (2021)

		DLI	ELI	VLI	LI	Moderate	Above Moderate
SD 1	All Households at or Below Threshold Income	57,940	110,543	174,765	246,630	302,008	348,039
	Rental Homes "Affordable & Available" to Income Group and Below	14,254	31,334	79,737	211,313	304,396	360,951
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-43,687	-79,209	-95,028	-35,316	2,388	12,912
	% of Homes Affordable but Unavailable**	47%	32%	28%	21%	11%	0%
SD 2	All Households at or Below Threshold Income	62,374	129,042	205,263	276,893	330,600	383,036
	Rental Homes "Affordable & Available" to Income Group and Below	12,225	32,399	91,490	249,427	339,435	406,506
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-50,149	-96,643	-113,773	-27,466	8,835	23,470
	% of Homes Affordable but Unavailable**	47%	30%	28%	18%	10%	0%
SD 3	All Households at or Below Threshold Income	56,243	111,043	168,098	236,101	301,274	386,825
	Rental Homes "Affordable & Available" to Income Group and Below	7,150	20,057	49,379	172,478	304,236	417,795
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-49,093	-90,986	-118,719	-63,623	2,962	30,970
	% of Homes Affordable but Unavailable**	54%	32%	30%	22%	16%	0%
SD 4	All Households at or Below Threshold Income	42,767	89,560	155,939	232,484	291,152	348,066
	Rental Homes "Affordable & Available" to Income Group and Below	7,035	15,463	56,407	204,263	294,548	356,995
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-35,733	-74,097	-99,533	-28,221	3,396	8,929
	% of Homes Affordable but Unavailable**	54%	42%	34%	25%	14%	0%
SD 5	All Households at or Below Threshold Income	42,575	85,839	140,722	203,886	268,272	339,663
	Rental Homes "Affordable & Available" to Income Group and Below	5,992	18,292	46,179	157,770	273,081	358,864
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-36,583	-67,547	-94,543	-46,116	4,809	19,202
	% of Homes Affordable but Unavailable**	68%	44%	32%	28%	17%	0%

Source: California Housing Partnership analysis of 2021 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.*

COST BURDEN ANALYSIS

TABLE H: LOS ANGELES COUNTY COST BURDEN ANALYSIS FOR RENTER HOUSEHOLDS (2022)

Income Group	Total Households	Not Cost Burdened		Moderately Cost Burdened*		Severely Cost Burdened*	
		#	%	#	%	#	%
DLI	202,764	12,795	6%	10,368	5%	179,601	89%
ELI	280,149	39,478	14%	48,227	17%	192,444	69%
VLI	312,255	52,413	17%	123,126	39%	136,716	44%
LI	367,040	163,102	44%	162,624	44%	41,314	11%
Moderate	311,548	221,507	71%	80,939	26%	9,102	3%
Above Moderate	387,244	358,553	93%	25,054	6%	3,637	1%
All Income Groups	**1,861,000**	**847,848**	**46%**	**450,338**	**24%**	**562,814**	**30%**

Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.
**A household is considered moderately 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 I: PERCENTAGE OF COST BURDENED* RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2022)

		DLI	ELI	VLI	LI	Moderate	Above Moderate
2014	Not Cost Burdened	4%	9%	14%	42%	70%	93%
	Moderately 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%
	Moderately Cost Burdened	4%	18%	45%	46%	27%	7%
	Severely Cost Burdened	92%	73%	41%	14%	3%	0.4%
2016	Not Cost Burdened	4%	11%	14%	43%	71%	92%
	Moderately Cost Burdened	4%	17%	43%	45%	25%	8%
	Severely Cost Burdened	92%	72%	43%	12%	4%	0.3%

		DLI	ELI	VLI	LI	Moderate	Above Moderate
2017	Not Cost Burdened	5%	11%	13%	42%	70%	92%
	Moderately Cost Burdened	4%	17%	42%	45%	27%	8%
	Severely Cost Burdened	91%	72%	45%	13%	3%	0.2%
2018	Not Cost Burdened	6%	11%	16%	43%	71%	93%
	Moderately Cost Burdened	6%	15%	44%	44%	26%	7%
	Severely Cost Burdened	88%	74%	40%	13%	3%	0.1%
2019	Not Cost Burdened	6%	11%	18%	45%	72%	94%
	Moderately Cost Burdened	7%	17%	42%	42%	26%	6%
	Severely Cost Burdened	87%	72%	40%	13%	2%	0.04%
2021	Not Cost Burdened	8%	11%	18%	48%	74%	93%
	Moderately Cost Burdened	6%	15%	43%	42%	23%	6%
	Severely Cost Burdened	86%	75%	39%	11%	2%	1%
2022	Not Cost Burdened	6%	14%	17%	44%	71%	93%
	Moderately Cost Burdened	5%	17%	39%	44%	26%	6%
	Severely Cost Burdened	89%	69%	44%	11%	3%	1%

Source: California Housing Partnership analysis of 2014-2022 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.
**A household is considered moderately 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 J: PERCENTAGE OF COST BURDENED* RENTER HOUSEHOLDS BY INCOME GROUP AND SD (2021)

		DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
SD 1	Not Cost Burdened	12%	16%	23%	50%	78%	96%	44%
	Moderately Cost Burdened	8%	16%	47%	43%	22%	3%	25%
	Severely Cost Burdened	80%	68%	31%	7%	1%	1%	31%

		DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
SD 2	Not Cost Burdened	9%	8%	23%	56%	78%	94%	42%
	Moderately Cost Burdened	6%	19%	44%	34%	20%	5%	23%
	Severely Cost Burdened	86%	73%	33%	10%	1%	1%	35%
SD 3	Not Cost Burdened	6%	9%	12%	36%	64%	88%	40%
	Moderately Cost Burdened	5%	10%	38%	46%	31%	10%	23%
	Severely Cost Burdened	89%	81%	50%	17%	5%	2%	36%
SD 4	Not Cost Burdened	8%	9%	19%	54%	82%	95%	47%
	Moderately Cost Burdened	5%	17%	49%	40%	17%	5%	25%
	Severely Cost Burdened	87%	74%	32%	6%	1%	0%	28%
SD 5	Not Cost Burdened	6%	12%	14%	40%	72%	93%	44%
	Moderately Cost Burdened	7%	10%	35%	45%	25%	7%	22%
	Severely Cost Burdened	87%	79%	51%	14%	3%	0%	33%

Source: California Housing Partnership analysis of 2021 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.
**A household is considered moderately 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.*

Overcrowding Analysis

TABLE K: LOS ANGELES COUNTY OVERCROWDING ANALYSIS* FOR RENTER HOUSEHOLDS (2022)

Income Group	Total Households	Not Overcrowded		Overcrowded		Severely Overcrowded**	
		#	%	#	%	#	%
DLI	202,764	171,109	84%	26,176	13%	5,479	3%
ELI	280,149	217,531	78%	49,206	18%	13,412	5%
VLI	312,255	224,717	72%	69,504	22%	18,034	6%
LI	367,040	254,935	69%	90,013	25%	22,092	6%
Moderate	311,548	240,359	77%	59,420	19%	11,769	4%
Above Moderate	387,244	331,100	86%	50,554	13%	5,590	1%
All Income Groups	**1,861,000**	**1,439,751**	**77%**	**344,873**	**19%**	**76,376**	**4%**

Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was 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.*
***The percentages of severely overcrowded households are a subset of the percentage of overcrowded households.*

TABLE L: PERCENTAGE OF OVERCROWDED* RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2022)

		DLI	ELI	VLI	LI	Moderate	Above Moderate
2014	Not Overcrowded	75%	67%	64%	67%	76%	87%
	Overcrowded	22%	33%	36%	24%	24%	13%
	Severely Overcrowded**	3%	5%	6%	5%	3%	1%
2015	Not Overcrowded	78%	69%	62%	67%	75%	84%
	Overcrowded	22%	31%	38%	33%	25%	16%
	Severely Overcrowded**	3%	4%	6%	5%	3%	2%

Year		DLI	ELI	VLI	LI	Moderate	Above Moderate
2016	Not Overcrowded	80%	70%	65%	68%	75%	84%
	Overcrowded	20%	30%	35%	32%	25%	16%
	Severely Overcrowded**	4%	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%
2019	Not Overcrowded	86%	73%	69%	69%	76%	85%
	Overcrowded	14%	27%	31%	31%	24%	15%
	Severely Overcrowded**	3%	4%	4%	5%	3%	1%
2021	Not Overcrowded	85%	74%	70%	70%	77%	84%
	Overcrowded	15%	26%	30%	30%	23%	16%
	Severely Overcrowded**	3%	5%	5%	5%	4%	2%
2022	Not Overcrowded	84%	78%	72%	69%	77%	86%
	Overcrowded	13%	18%	22%	25%	19%	13%
	Severely Overcrowded**	3%	5%	6%	6%	4%	1%

Source: California Housing Partnership analysis of 2022 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was 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.*
***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 SD (2018-2021)

		DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
SD 1	Not Overcrowded	80%	68%	62%	62%	69%	76%	69%
	Overcrowded	20%	32%	38%	38%	31%	24%	31%
	Severely Overcrowded**	4%	6%	7%	8%	5%	3%	6%
SD 2	Not Overcrowded	85%	72%	69%	67%	74%	80%	74%
	Overcrowded	15%	28%	31%	33%	26%	20%	26%
	Severely Overcrowded**	3%	6%	6%	7%	6%	3%	5%
SD 3	Not Overcrowded	84%	75%	70%	72%	80%	87%	79%
	Overcrowded	16%	25%	30%	28%	20%	13%	21%
	Severely Overcrowded**	3%	4%	5%	5%	3%	1%	4%
SD 4	Not Overcrowded	85%	75%	66%	69%	76%	83%	75%
	Overcrowded	15%	25%	34%	31%	24%	17%	25%
	Severely Overcrowded**	2%	4%	5%	4%	3%	1%	3%
SD 5	Not Overcrowded	92%	81%	85%	83%	85%	90%	86%
	Overcrowded	8%	19%	15%	17%	15%	10%	14%
	Severely Overcrowded**	1%	3%	3%	2%	1%	1%	2%

Source: California Housing Partnership analysis of 2021 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was 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.*

***The percentages of severely overcrowded households are a subset of the percentage of overcrowded households.*

TABLE N: SHARE OF RENTERS* WHO ARE NOT CAUGHT UP ON RENT PAYMENTS** (MAY – OCT 2023)

Month	All Renters	Less than $75K	More than $75K	Asian	Black	Latinx	White	Two or more races	Male	Female
May 2020	18%	17%	9%	6%	32%	23%	10%	15%	22%	14%
June 2020	16%	17%	6%	7%	14%	22%	8%	22%	12%	20%
July 2020	18%	18%	4%	16%	12%	26%	9%	12%	18%	17%
Transition to Phase 2***										
Aug 2020	16%	19%	7%	16%	5%	23%	9%	8%	22%	10%
Sept 2020	16%	19%	5%	20%	17%	17%	10%	18%	15%	16%
Oct 2020	17%	19%	14%	22%	8%	24%	9%	18%	19%	15%
Transition to Phase 3										
Nov 2020	14%	19%	5%	17%	38%	11%	8%	15%	15%	13%
Dec 2020	22%	27%	11%	18%	20%	27%	9%	38%	22%	22%
Jan 2021	18%	22%	6%	8%	19%	26%	8%	18%	18%	18%
Feb 2021	21%	27%	7%	13%	17%	27%	13%	22%	19%	21%
Mar 2021	16%	20%	10%	21%	32%	17%	8%	13%	19%	16%
Apr 2021	12%	17%	4%	7%	9%	15%	11%	14%	10%	12%
May 2021	16%	18%	8%	12%	35%	16%	10%	12%	21%	16%
June 2021	15%	15%	7%	19%	15%	16%	9%	12%	17%	15%
July 2021	12%	16%	3%	20%	11%	12%	9%	12%	12%	12%
Aug 2021	17%	21%	4%	18%	10%	21%	11%	16%	18%	17%
Sept 2021	13%	18%	3%	19%	17%	14%	6%	9%	16%	13%
Oct 2021	17%	20%	5%	17%	40%	16%	14%	17%	18%	17%
Nov 2021	No survey in November 2021									
Dec 2021	12%	14%	3%	11%	3%	15%	9%	12%	11%	12%
Jan 2022	17%	18%	5%	18%	31%	17%	15%	14%	20%	17%
Feb 2022	15%	16%	3%	37%	13%	13%	7%	15%	16%	13%
Mar 2022	19%	20%	6%	29%	24%	17%	16%	13%	19%	18%
Apr 2022	14%	19%	2%	13%	40%	16%	3%		15%	14%
May 2022	12%	14%	4%	15%	19%	16%	3%	6%	12%	11%
June 2022	17%	22%	12%	14%	29%	18%	13%	27%	21%	14%
July 2022	17%	23%	2%	13%	26%	16%	14%	17%	21%	12%

Month	All Renters	Less than $75K	More than $75K	Asian	Black	Latinx	White	Two or more races	Male	Female
Aug 2022	13%	18%	1%	8%	39%	15%	2%	13%	18%	10%
Sept 2022	17%	22%	5%	6%	23%	24%	6%	33%	12%	20%
Oct 2022	16%	12%	10%	7%	12%	20%	6%	39%	19%	13%
Nov 2022	11%	10%	4%	10%	20%	14%	4%		15%	7%
Dec 2022	10%	12%	6%	14%	21%	8%	4%	17%	8%	11%
Jan 2023	13%	15%	9%	27%	13%	13%	6%	9%	17%	9%
Feb 2023	12%	14%	3%	18%	9%	12%	8%	6%	15%	8%
Mar 2023	14%	18%	4%	15%	33%	11%	6%	6%	15%	12%
Apr 2023	15%	20%	6%	12%	11%	20%	7%	13%	19%	11%
May 2023	14%	19%	2%	18%	33%	16%	4%	3%	14%	13%
June 2023	15%	18%	5%	16%	1%	18%	13%	13%	24%	6%
July 2023	15%	19%	7%	38%	29%	14%	7%	5%	13%	17%
Aug 2023	11%	14%	4%	18%	23%	11%	2%	17%	10%	12%
Sep 2023	14%	19%	5%	24%	12%	13%	13%	13%	14%	15%
Early Oct 2023	14%	19%	3%	26%	15%	14%	5%	10%	14%	14%
Late Oct 2023	13%	13%	11%	16%	12%	17%	6%	13%	11%	16%

Source: California Housing Partnership analysis of Household Pulse Survey data, U.S. Census Bureau, April 23 2020 – Oct 30, 2023.
**The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the percentage of renting adults in households who are not caught up on rent or had their rent deferred. Note: Figures are averages of data collected in the corresponding month. For example, the October 2020 data point is an average of survey data collected Sept 30-Oct 12 and Oct 14-Oct 26.*
***This data represents the race/ethnicity and sex at birth of the person filling out the survey. Asian, Black, two or more races, and white include adults reporting only one racial category and do not identify their ethnic origin as Hispanic or Latino. Adults who identify their ethnic origin as Hispanic or Latino may be of any race. Starting in July 2021 (phase 3.2), the survey included questions regarding sexual orientation and gender identity. However, the sample size was not large enough for the Los Angeles-Long Beach-Anaheim MSA to report these findings here.*
****Phase 2 introduced significant changes to the questionnaire and moved to a two-week survey window, creating differences in unit and item nonresponse between the two phases that make direct comparison with phase 1 estimates difficult.*

Appendix C: Full Data Findings, Section 2

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

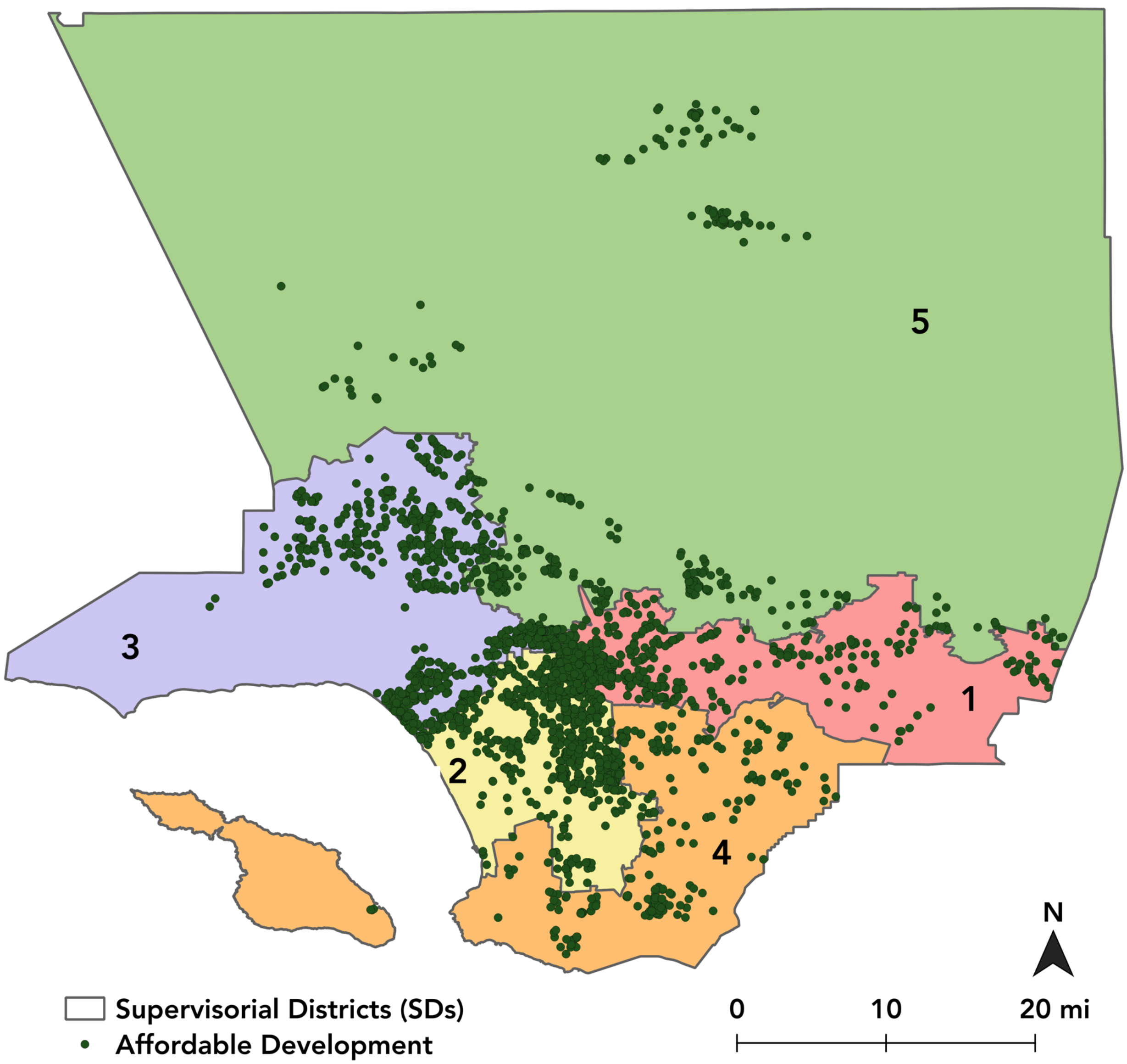


FIGURE B: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 1

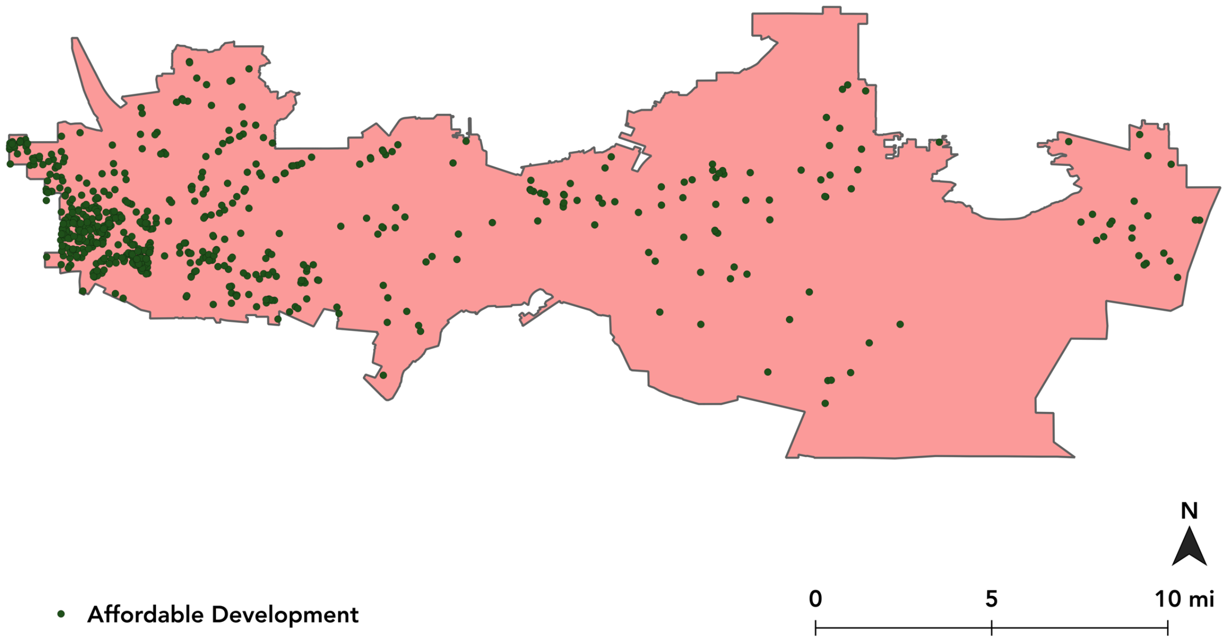


FIGURE C: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 2

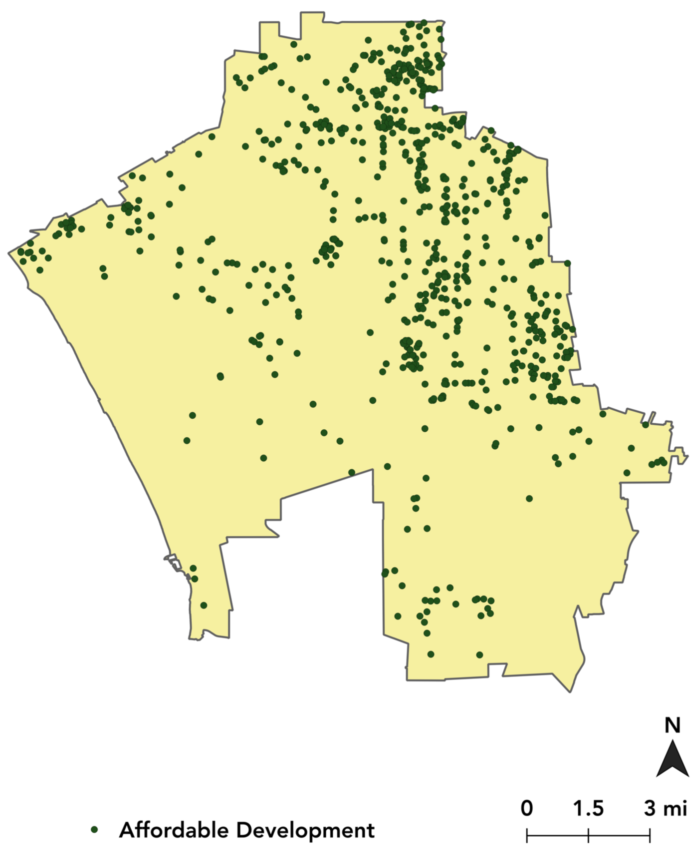


FIGURE D: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 3

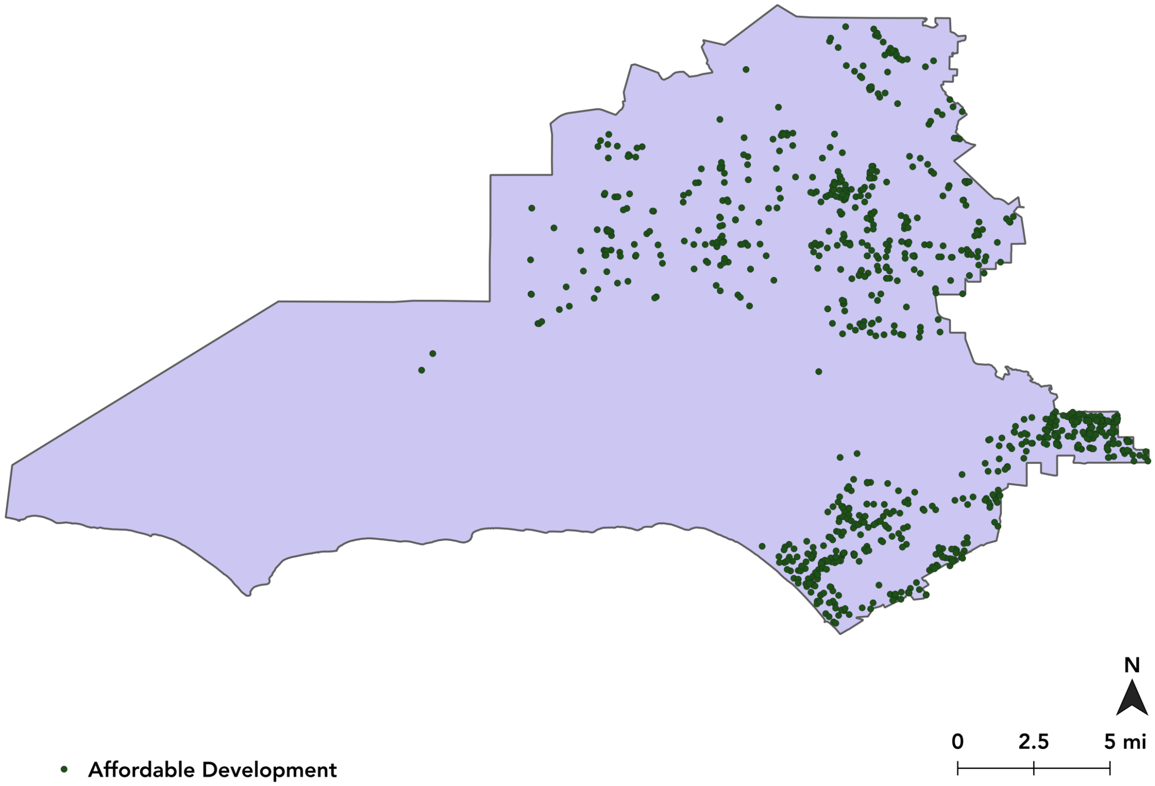


FIGURE E: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 4

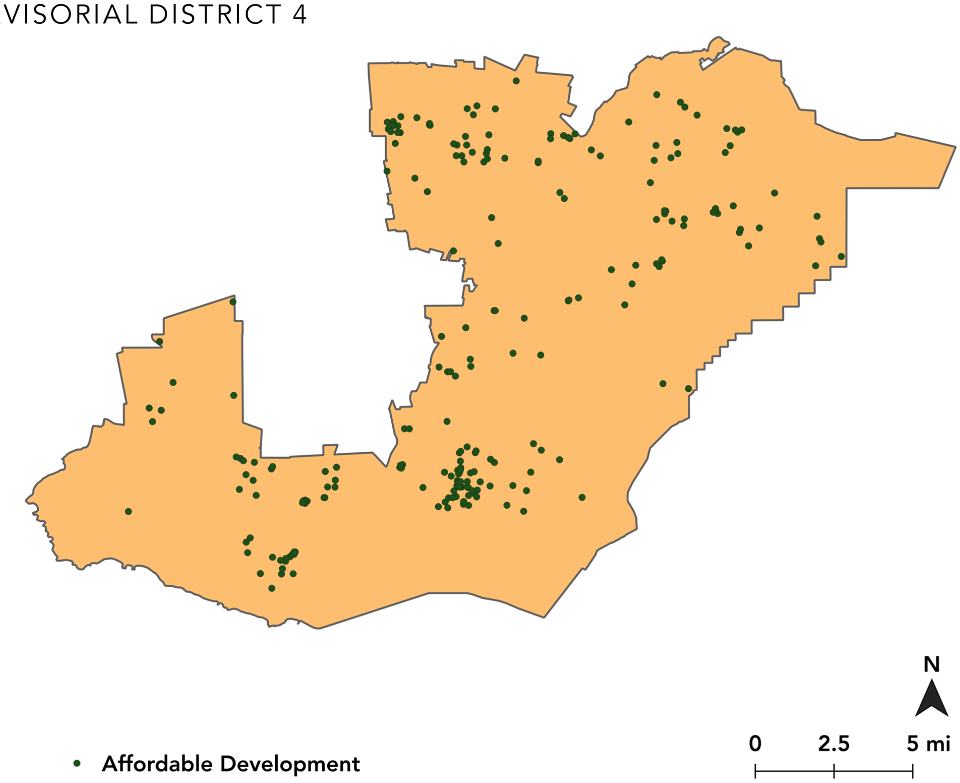


FIGURE F: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 5

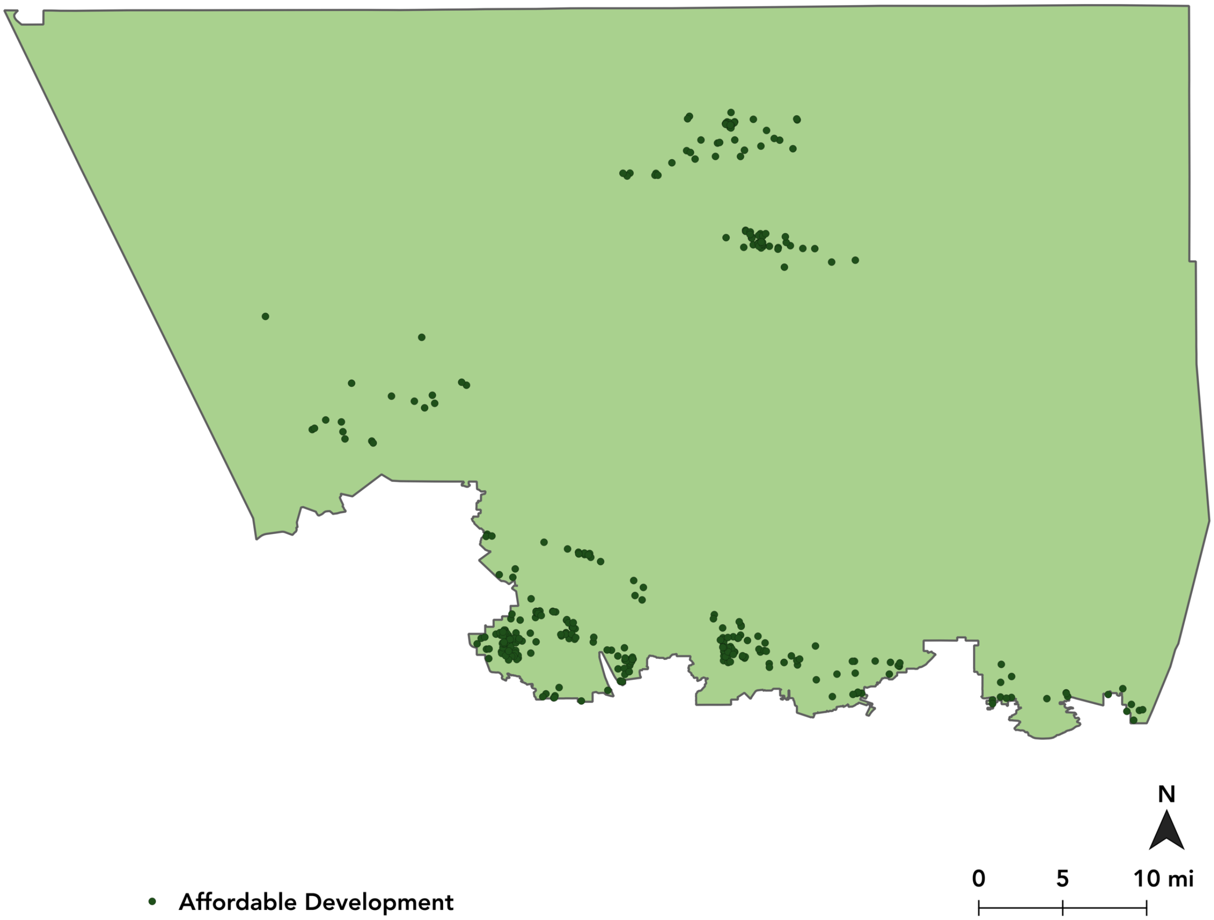


TABLE A: LIHTC DEVELOPMENT IN LOS ANGELES COUNTY (1987-2023)

Year Awarded	Developments	Affordable Homes	Annual Federal Credits Awarded*	State Credits Awarded*
1987	12	548	$62,158	$315,660
1988	24	1,352	$867,715	$3,027,162
1989	31	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	45	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	40	1,820	$17,395,276	$4,895,037
1997	35	1,509	$9,352,778	$0
1998	31	2,640	$13,309,462	$2,202,977
1999	60	3,348	$16,358,449	$1,354,736
2000	40	3,139	$21,458,447	$2,524,985
2001	36	3,286	$15,875,549	$1,934,174
2002	46	3,768	$30,112,497	$4,990,387
2003	47	2,876	$24,311,267	$6,318,716
2004	46	3,436	$28,787,911	$7,656,436
2005	58	2,306	$21,862,669	$0
2006	58	3,229	$33,586,829	$21,761,601
2007	41	2,451	$28,347,851	$13,409,452
2008	34	3,314	$31,957,611	$0
2009	49	3,015	$31,891,658	$0
2010	37	2,074	$29,429,628	$2,030,750
2011	62	3,537	$43,584,509	$15,549,640
2012	43	2,867	$35,362,984	$16,164,656
2013	56	3,952	$45,475,657	$6,082,297
2014	46	2,789	$38,109,127	$10,538,565
2015	48	3,961	$46,095,479	$23,932,893
2016	88	4,902	$58,871,213	$17,859,480
2017	42	2,729	$55,743,347	$44,339,848
2018	49	2,869	$49,201,068	$17,931,110
2019	61	4,917	$95,545,363	$59,468,242
2020	78	6,469	$125,170,575	$104,029,686
2021	57	4,508	$114,969,889	$96,801,650
2022	40	3,606	$94,742,818	$143,818,154
2023	42	3,350	$94,416,611	$223,027,203
Total	**1,593**	**104,760**	**$1,317,868,947**	**$870,846,678**

Source: California Housing Partnership Preservation Database, April 2024..

**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 (1999-2023)

Year	HUD Affordable Homes	LIHTC Affordable Homes	HCD/CalHFA Affordable Homes	Local Affordable Homes	Total Affordable Homes	% of Total Homes Lost
1999	216	0	0	0	216	3%
2000	319	0	0	0	319	5%
2001	75	0	0	0	75	1%
2002	95	74	0	0	169	3%
2003	179	0	0	0	179	3%
2004	99	138	0	0	237	4%
2005	8	961	0	0	969	16%
2006	145	74	0	0	219	4%
2007	269	0	0	0	269	4%
2008	45	14	0	0	59	1%
2009	107	0	0	0	107	2%
2010	256	0	0	0	256	4%
2011	29	0	6	5	40	1%
2012	0	0	0	0	0	0%
2013	180	0	0	0	180	3%
2014	56	0	0	0	56	1%
2015	13	0	0	4	17	0.3%
2016	0	0	115	446	561	9%
2017	4	158	44	8	214	3%
2018	42	55	20	295	412	7%
2019	5	141	17	255	418	7%
2020	0	72	0	310	382	6%
2021	22	54	15	88	179	3%
2022	13	0	0	369	382	6%
2023	8	117	0	164	289	5%
Total	**2,185**	**1,858**	**217**	**1,944**	**6,204**	**100%**

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

Risk Level	Developments	Affordable Homes	% of Total Inventory
Very High	62	2,537	2%
High	174	5,628	4%
Moderate	89	3,433	2%
Low	2,465	130,505	92%
All At-Risk	**236**	**8,165**	**6%**
Total	**2,790**	**142,103**	**100%**

Source: California Housing Partnership Preservation Database, April 2024.

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

Risk Level	HUD Affordable Homes*	LIHTC Affordable Homes	HCD/CalHFA Affordable Homes**	Local Affordable Homes
Very High	2,309	48	63	117
High	3,296	843	49	1,440
Moderate	2,086	108	58	1,181
Low	14,882	89,978	6,273	19,470
All At-Risk	**5,605**	**891**	**112**	**1,557**
Total	**22,573**	**90,977**	**6,443**	**22,208**

Source: California Housing Partnership Preservation Database, April 2024.
**'HUD Affordable Homes' that also have LIHTC financing are represented in the 'LIHTC Affordable Homes' column and those that have HCD financing are represented in the 'HCD/CalHFA Affordable Homes' column.*
***'HCD/CalHFA Affordable Homes' that also have LIHTC financing are represented in the 'LIHTC Affordable Homes' column, those that also have HUD assistance are represented in the 'HUD Affordable Homes' column, and those that have HCD financing are represented in the 'HCD/CalHFA Affordable Homes' column.*

Appendix D: Full Data Findings, Section 3

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

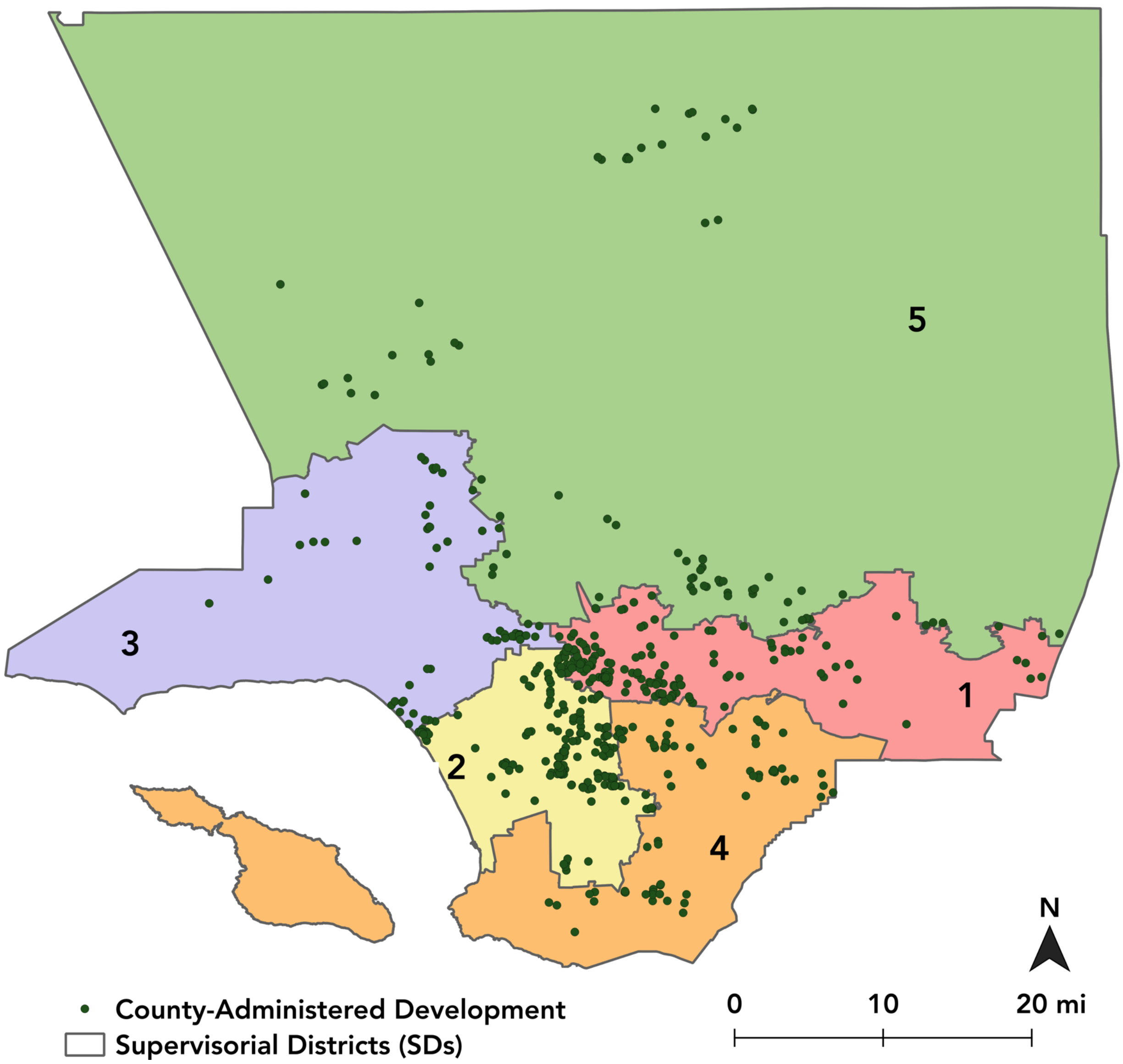


FIGURE B: COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 1

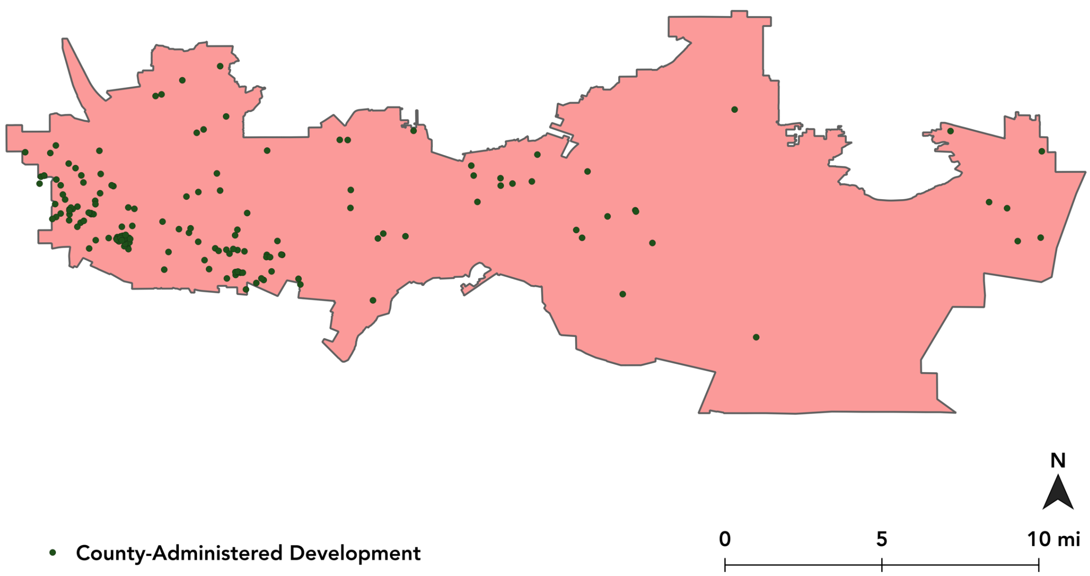


FIGURE C: COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 2

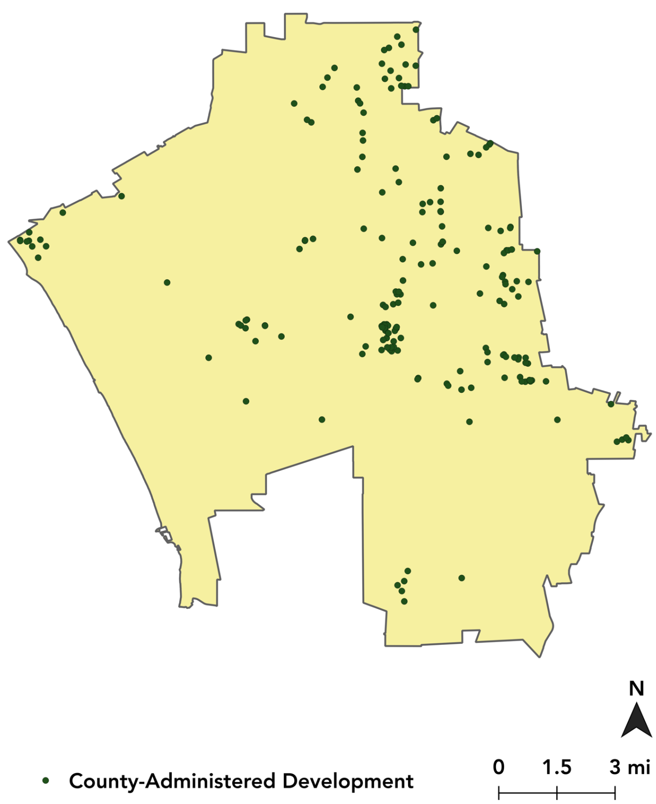


FIGURE D: COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 3

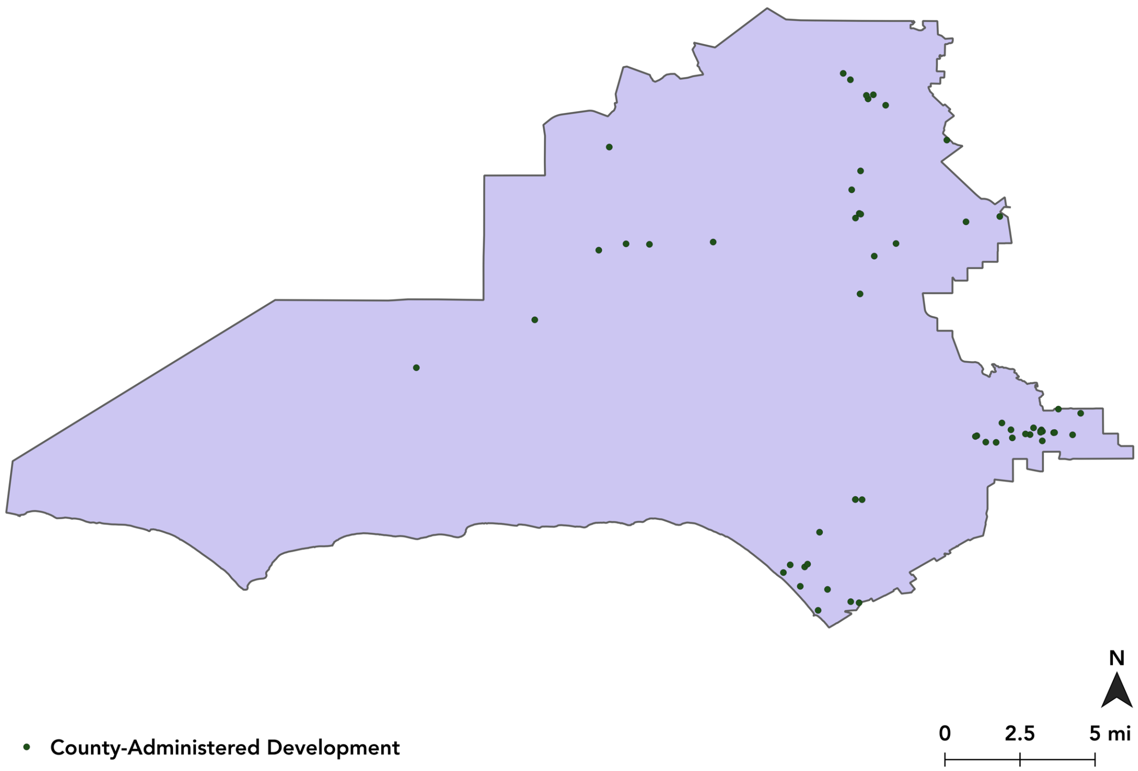


FIGURE E: COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 4

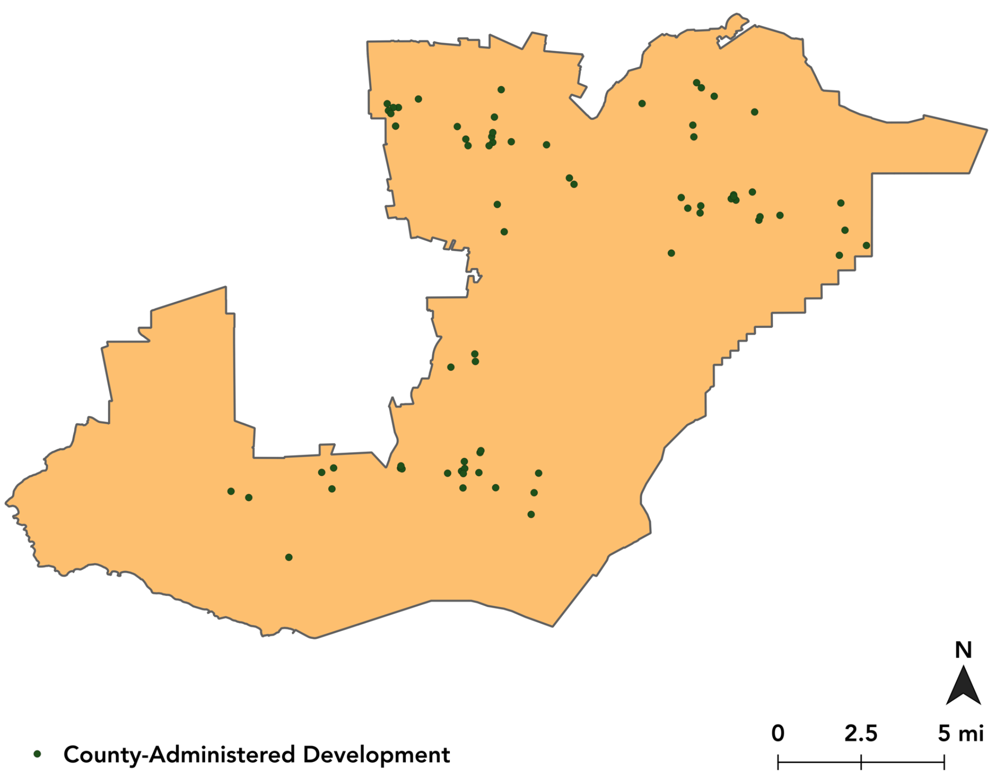
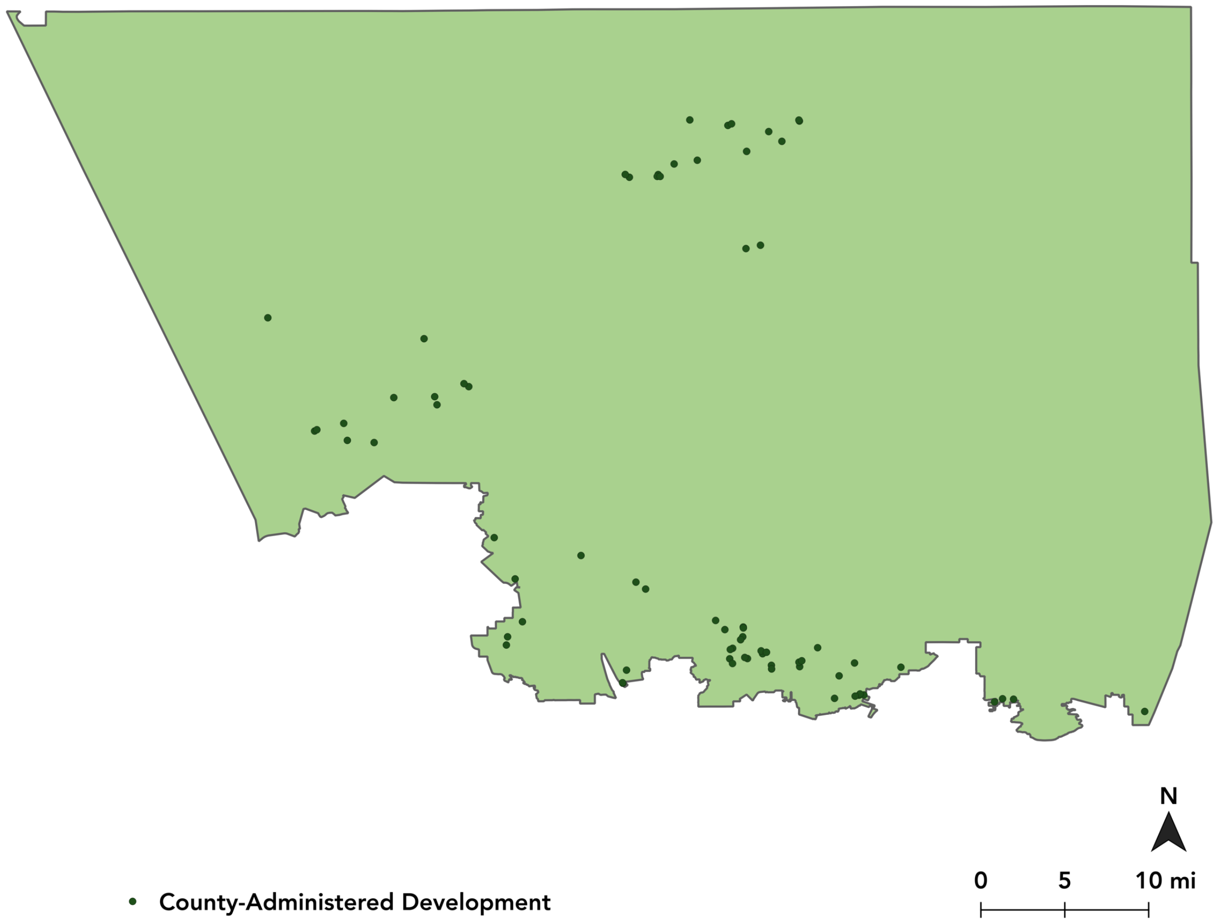


FIGURE F: COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 5



Appendix E: Full Data Findings, Section 4

Proximity of At-Risk Affordable Homes to Transit, Displacement, Gentrification, and RCAAs

FIGURE A: SUPERVISORIAL DISTRICT 1 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH DISPLACEMENT VULNERABILITY OR RCAAS

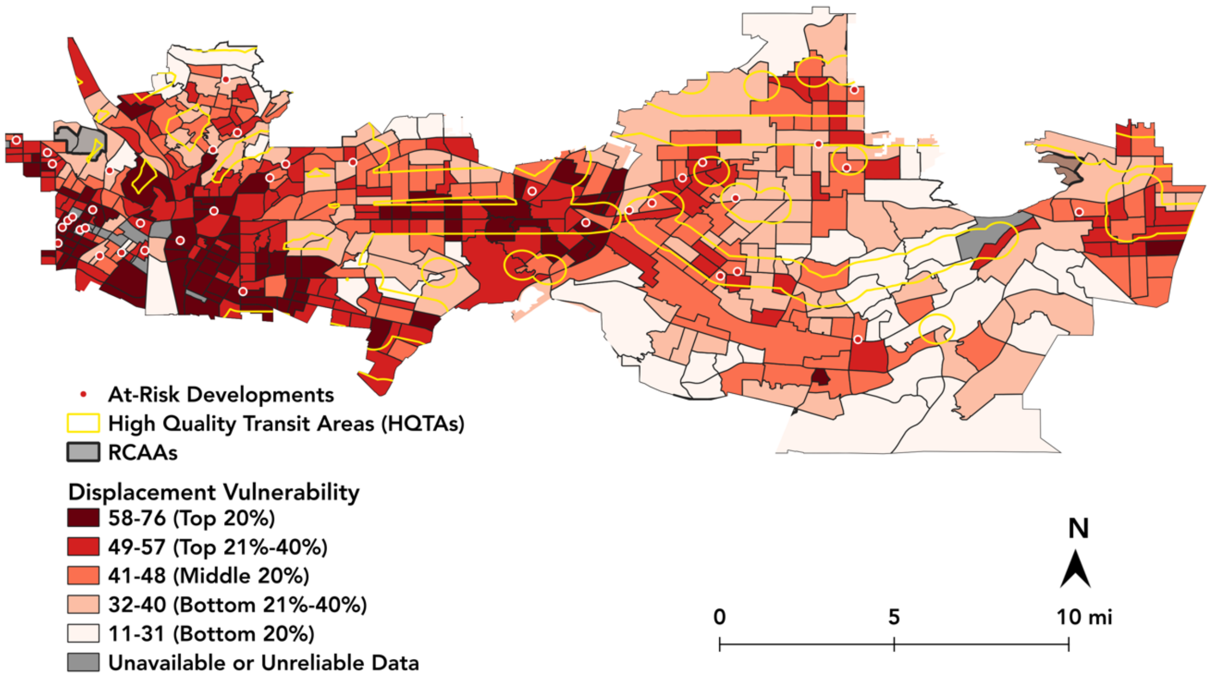


FIGURE B: SUPERVISORIAL DISTRICT 1 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

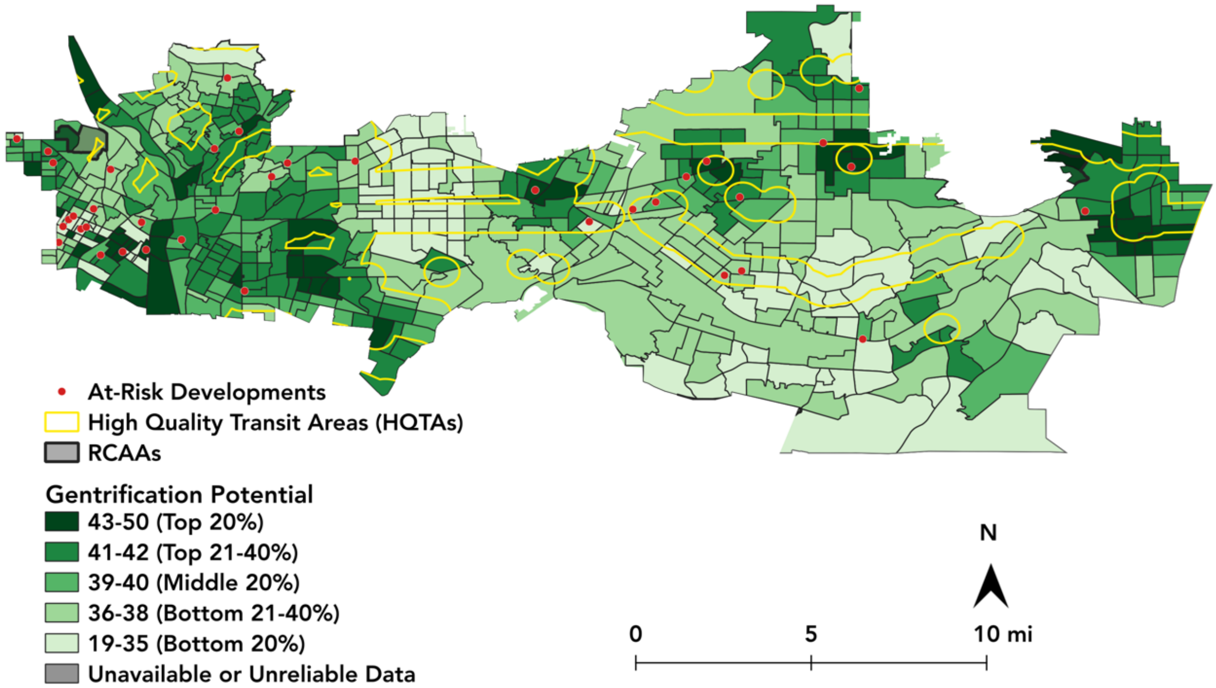


FIGURE C: SUPERVISORIAL DISTRICT 1 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

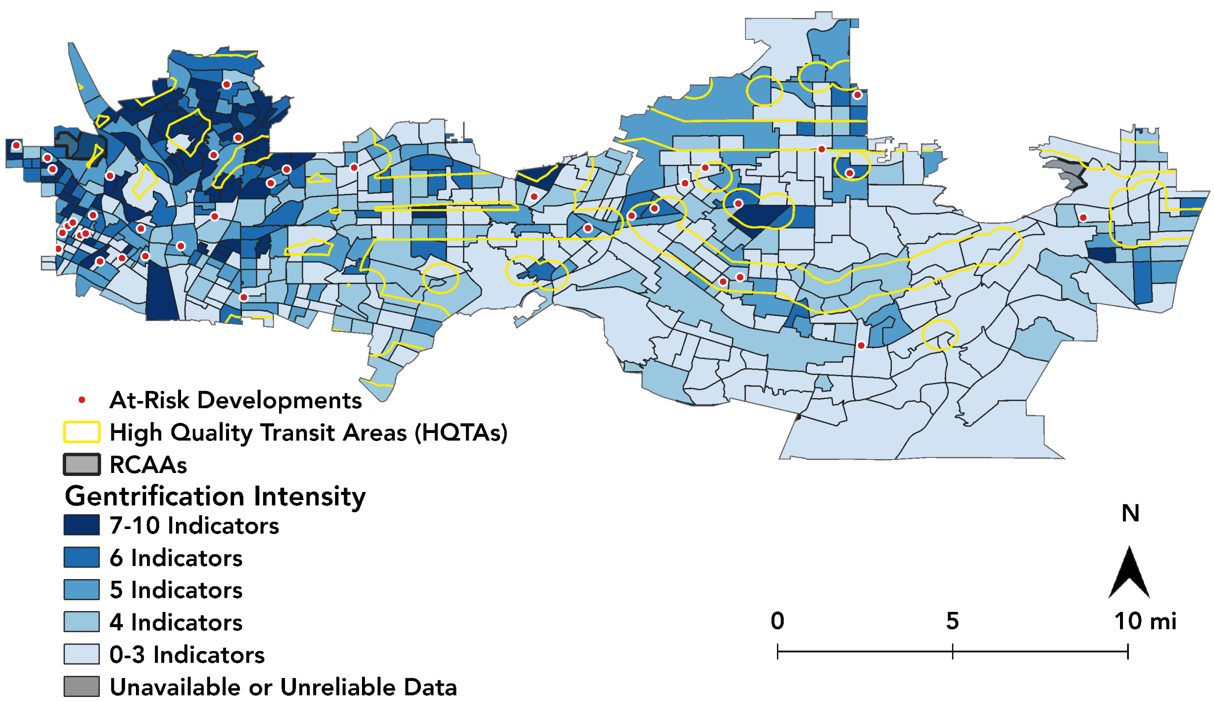


FIGURE D: SUPERVISORIAL DISTRICT 1 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERSECTIONS OR RCAAS

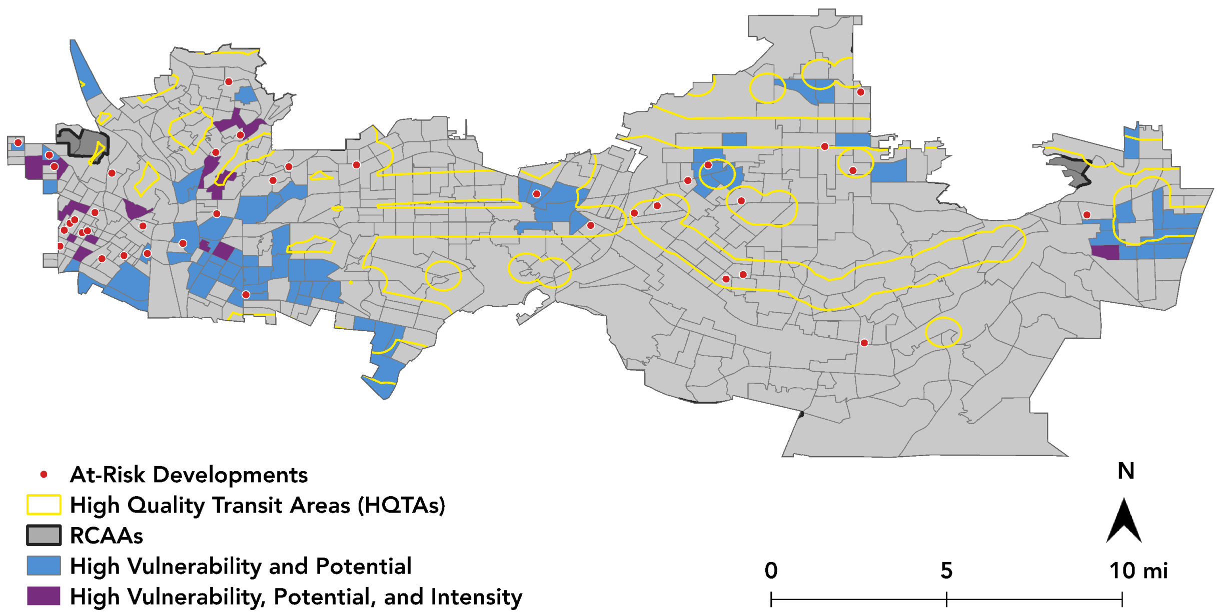


FIGURE E: SUPERVISORIAL DISTRICT 2 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH DISPLACEMENT VULNERABILITY OR RCAAS

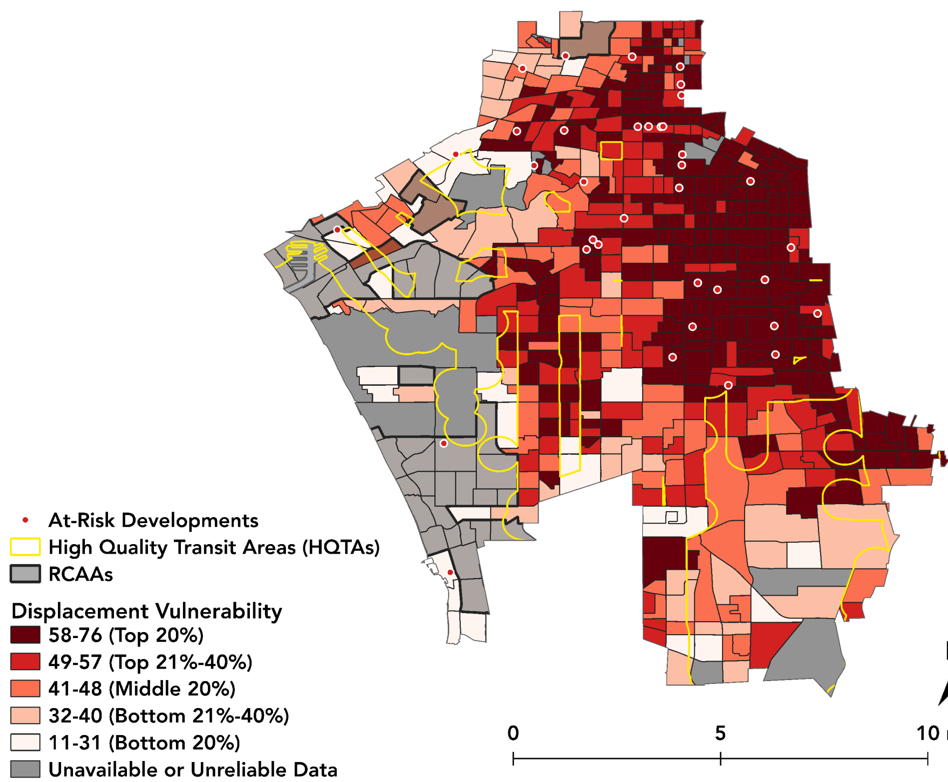


FIGURE F: SUPERVISORIAL DISTRICT 2 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

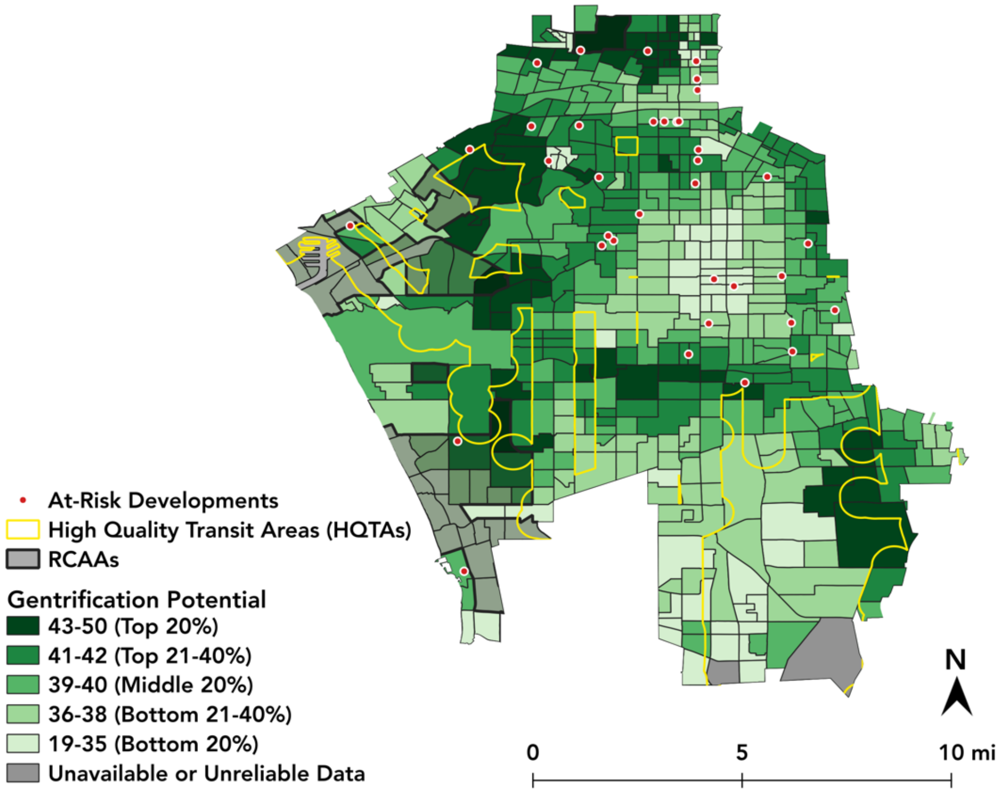


FIGURE G: SUPERVISORIAL DISTRICT 2 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

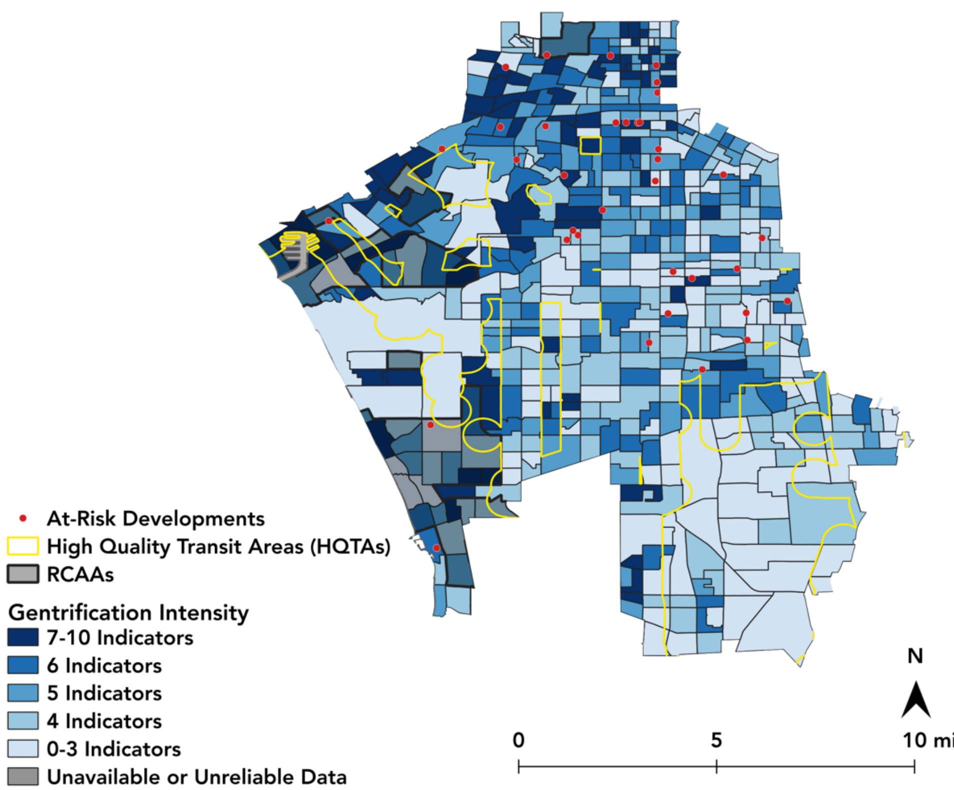


FIGURE H: SUPERVISORIAL DISTRICT 2 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERSECTIONS OR RCAAS

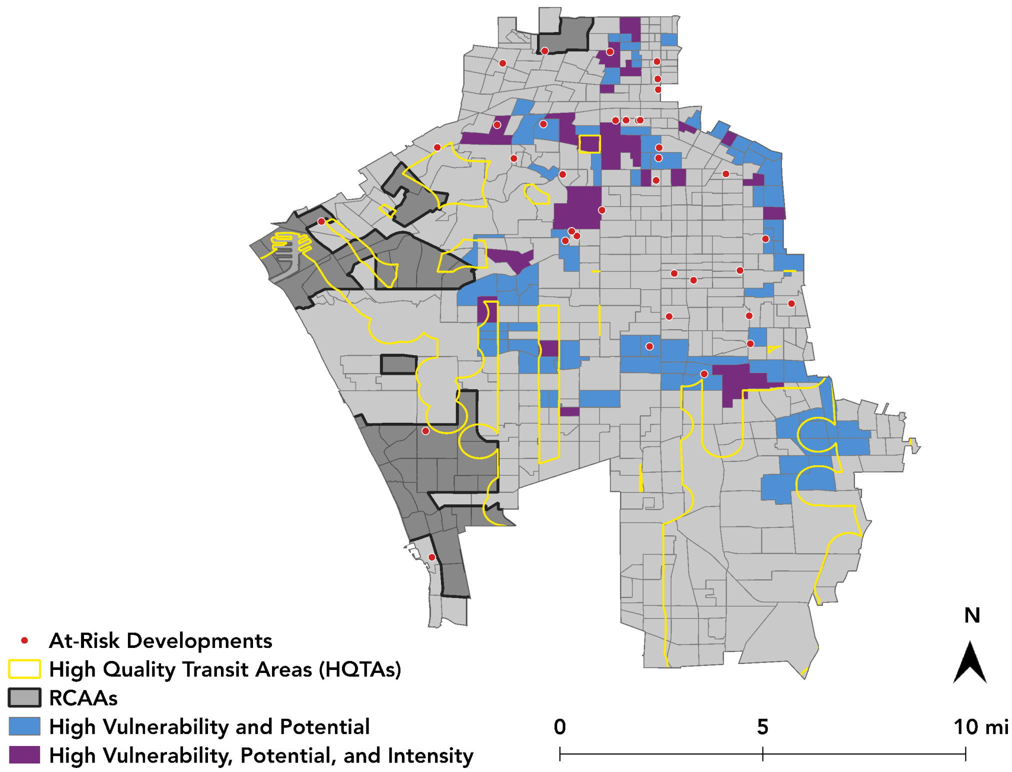


FIGURE I: SUPERVISORIAL DISTRICT 3 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH DISPLACEMENT VULNERABILITY OR RCAAS

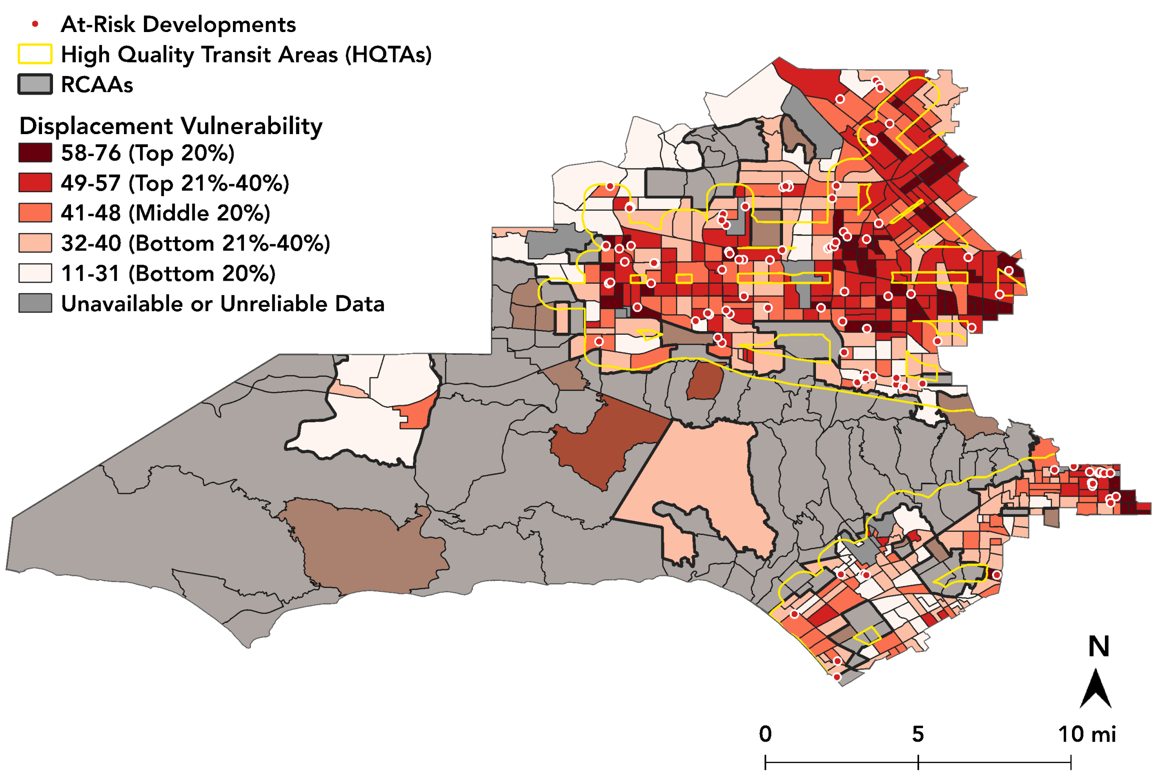


FIGURE J: SUPERVISORIAL DISTRICT 3 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

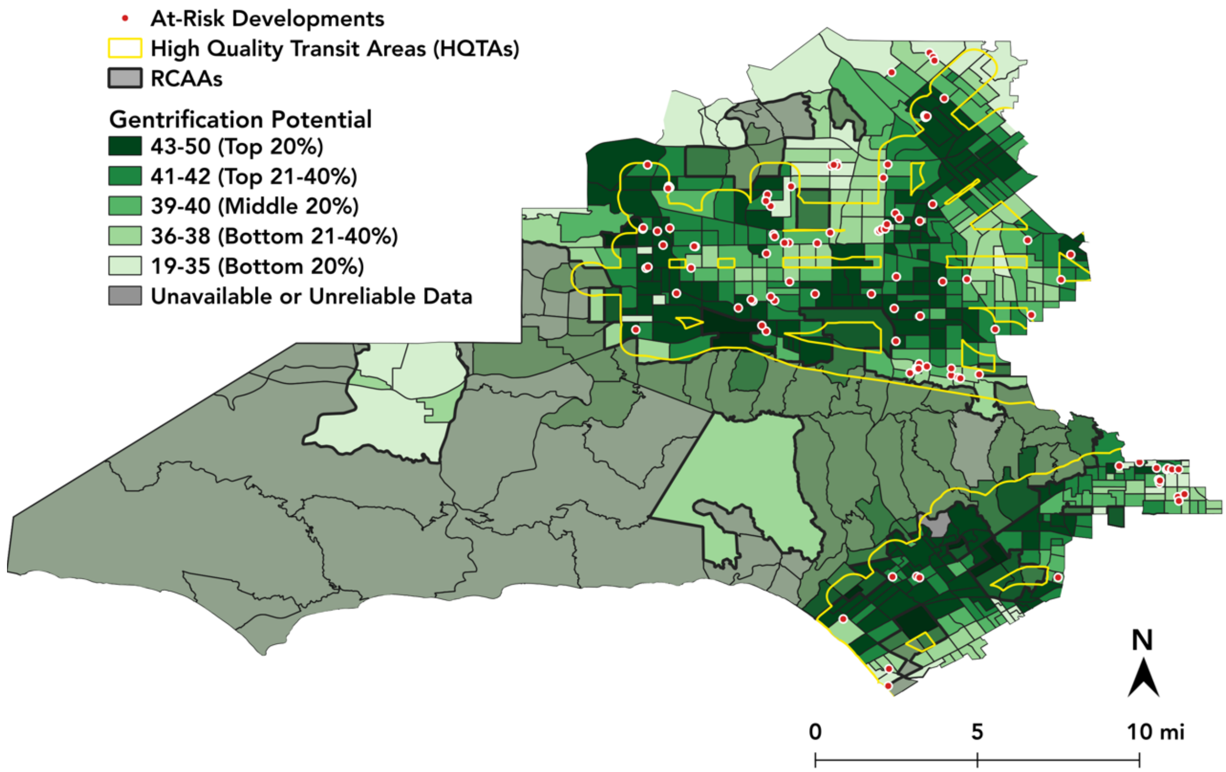


FIGURE K: SUPERVISORIAL DISTRICT 3 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

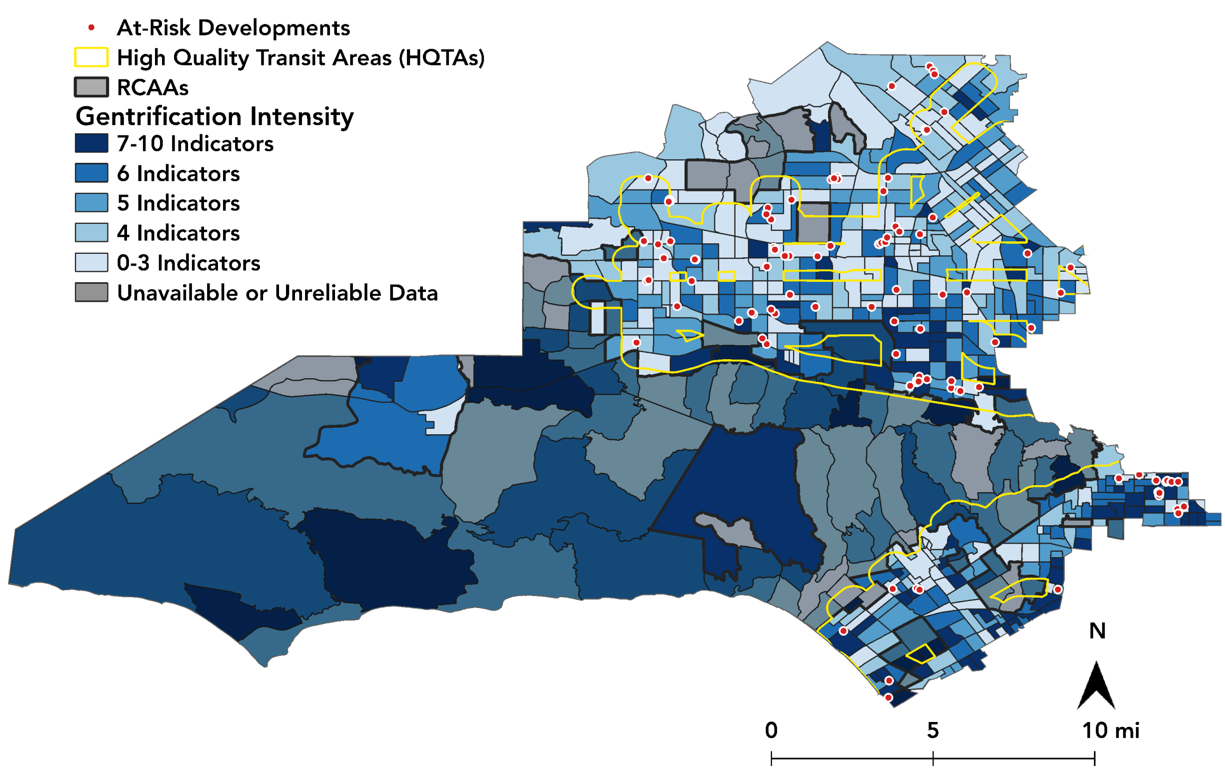


FIGURE L: SUPERVISORIAL DISTRICT 3 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERSECTIONS OR RCAAS

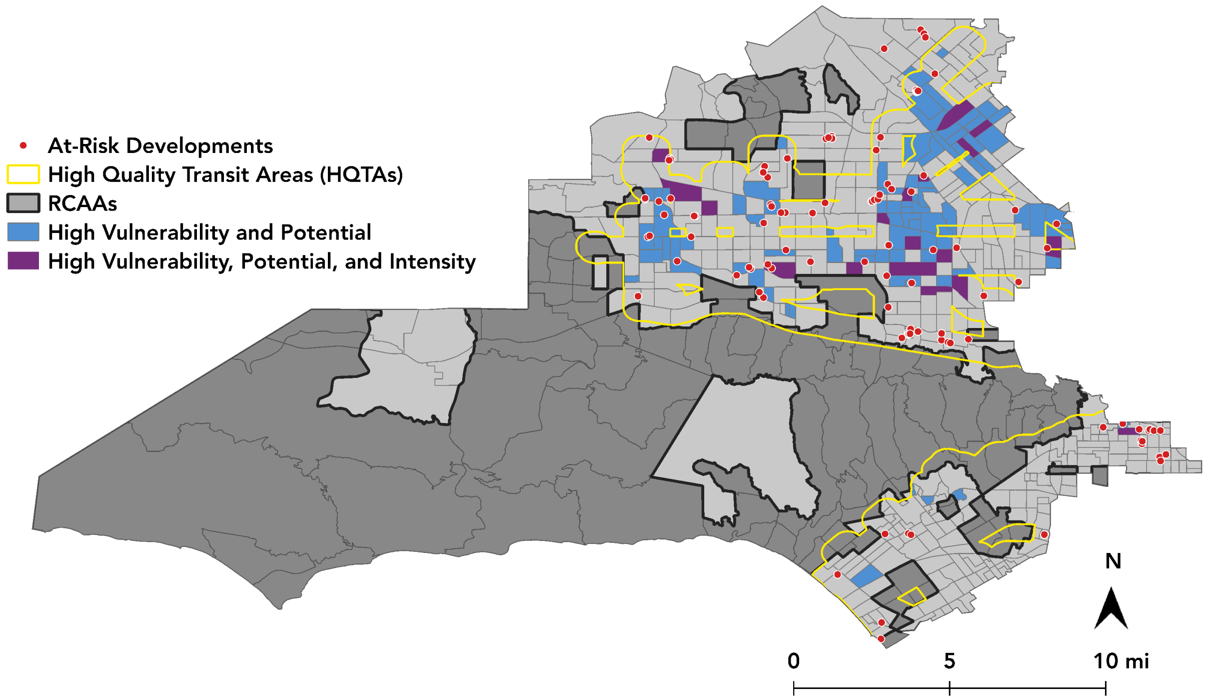


FIGURE M: SUPERVISORIAL DISTRICT 4 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH DISPLACEMENT VULNERABILITY OR RCAAS

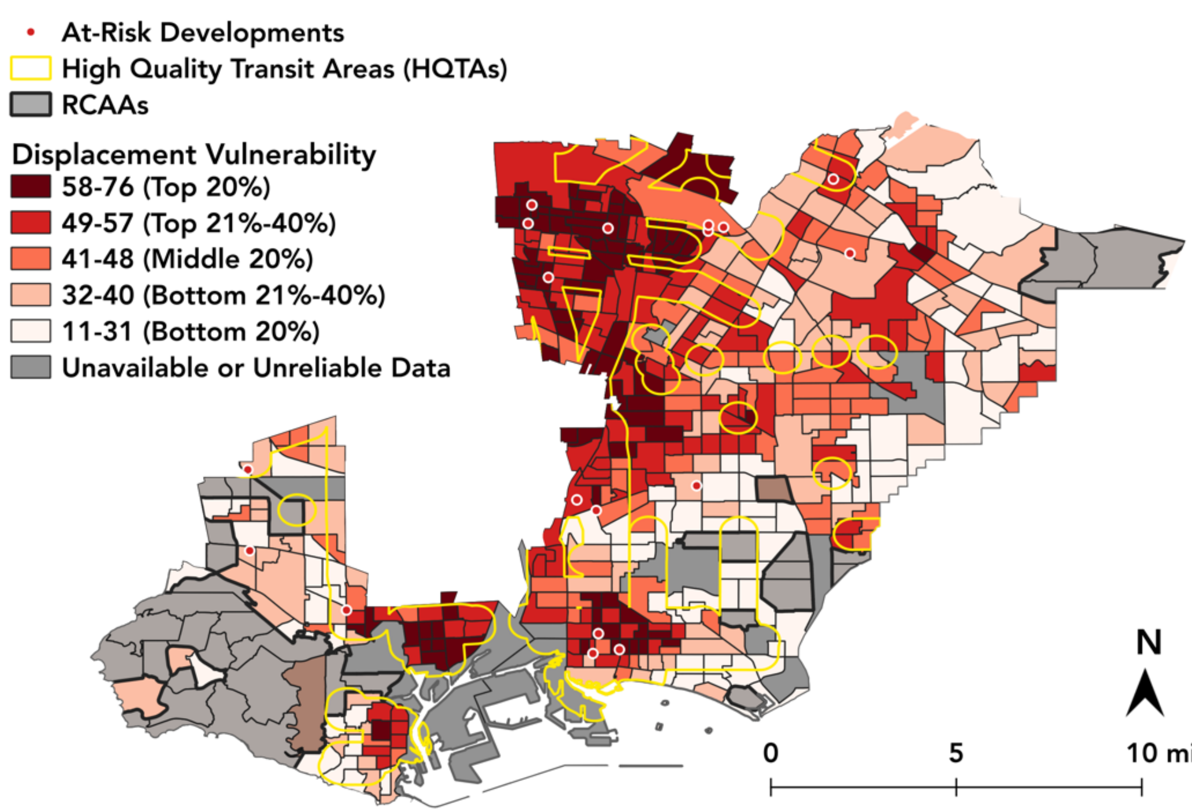


FIGURE N: SUPERVISORIAL DISTRICT 4 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

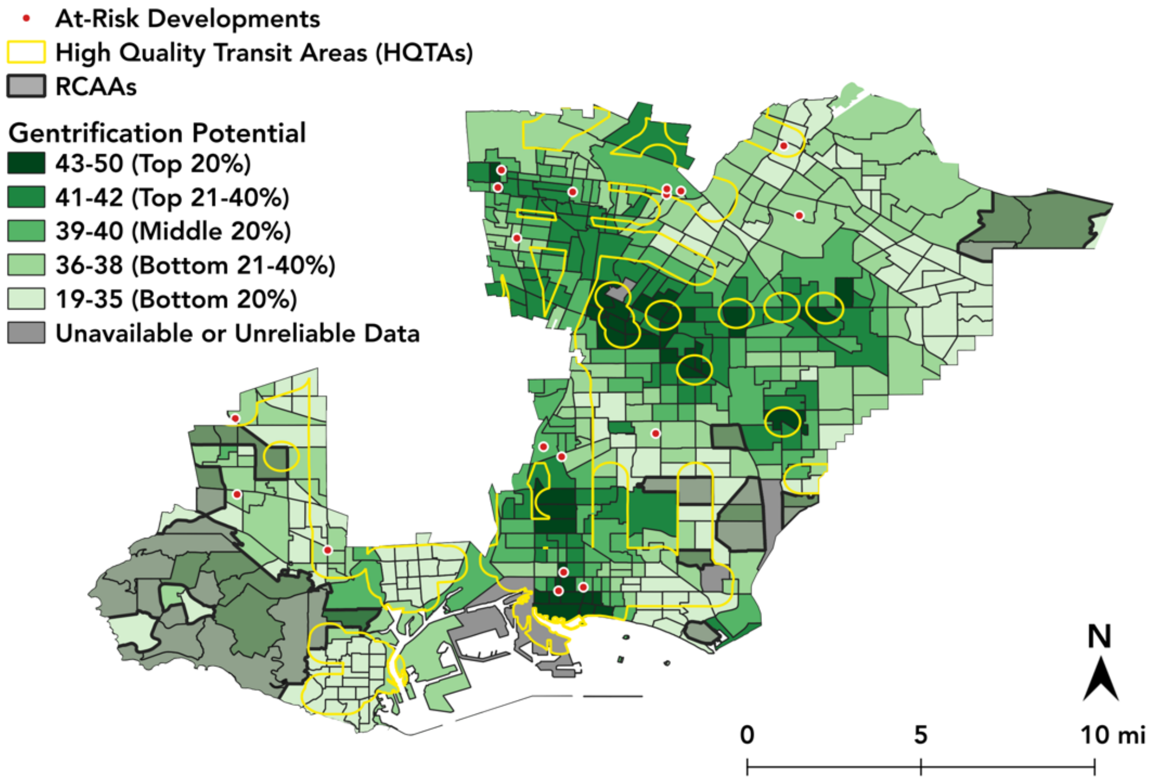


FIGURE O: SUPERVISORIAL DISTRICT 4 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

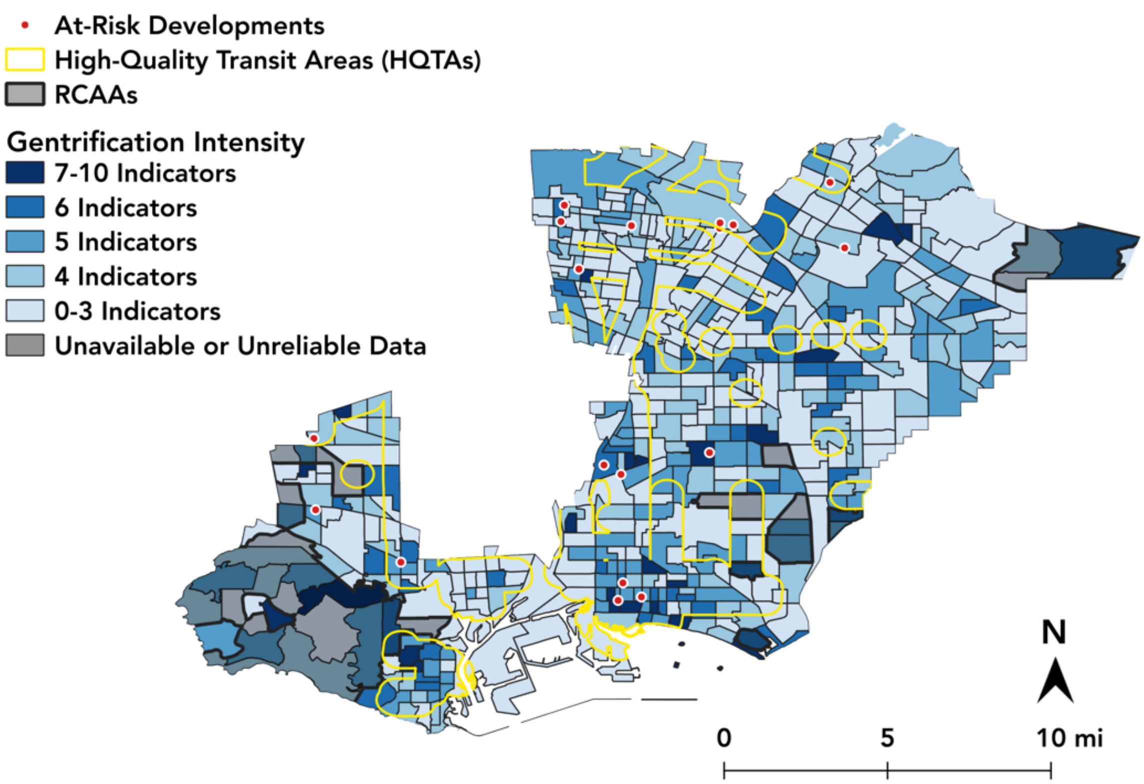


FIGURE P: SUPERVISORIAL DISTRICT 4 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERSECTIONS OR RCAAS

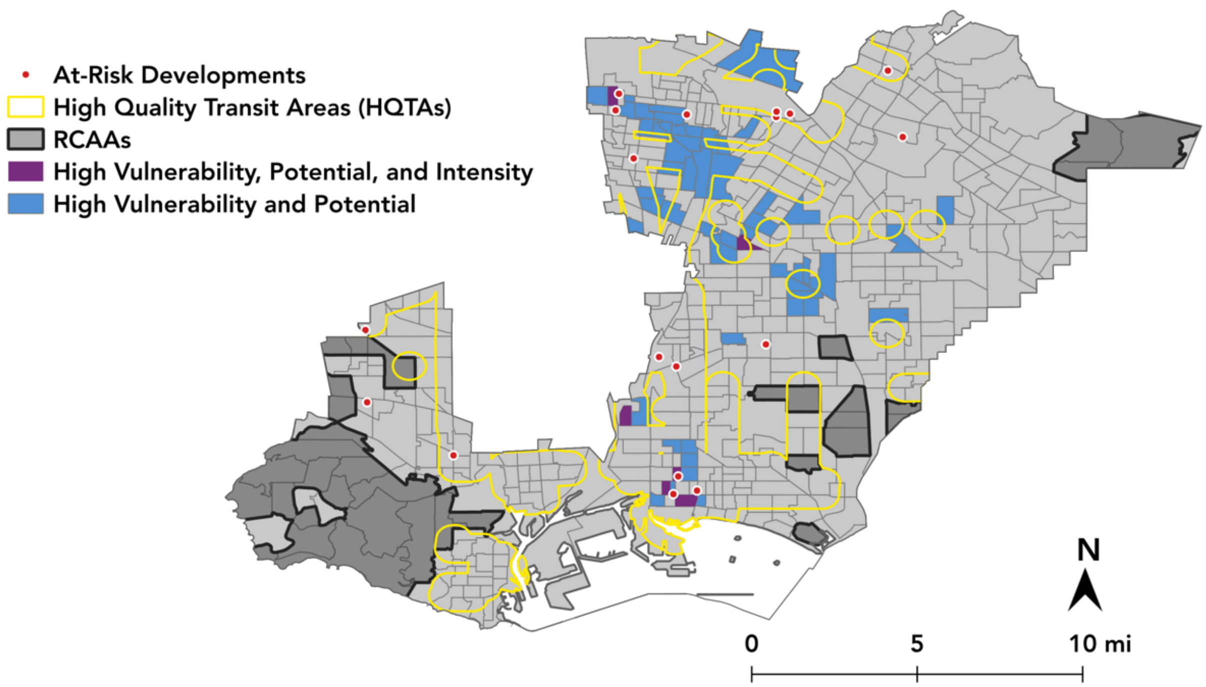


FIGURE Q: SUPERVISORIAL DISTRICT 5 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH DISPLACEMENT VULNERABILITY OR RCAAS

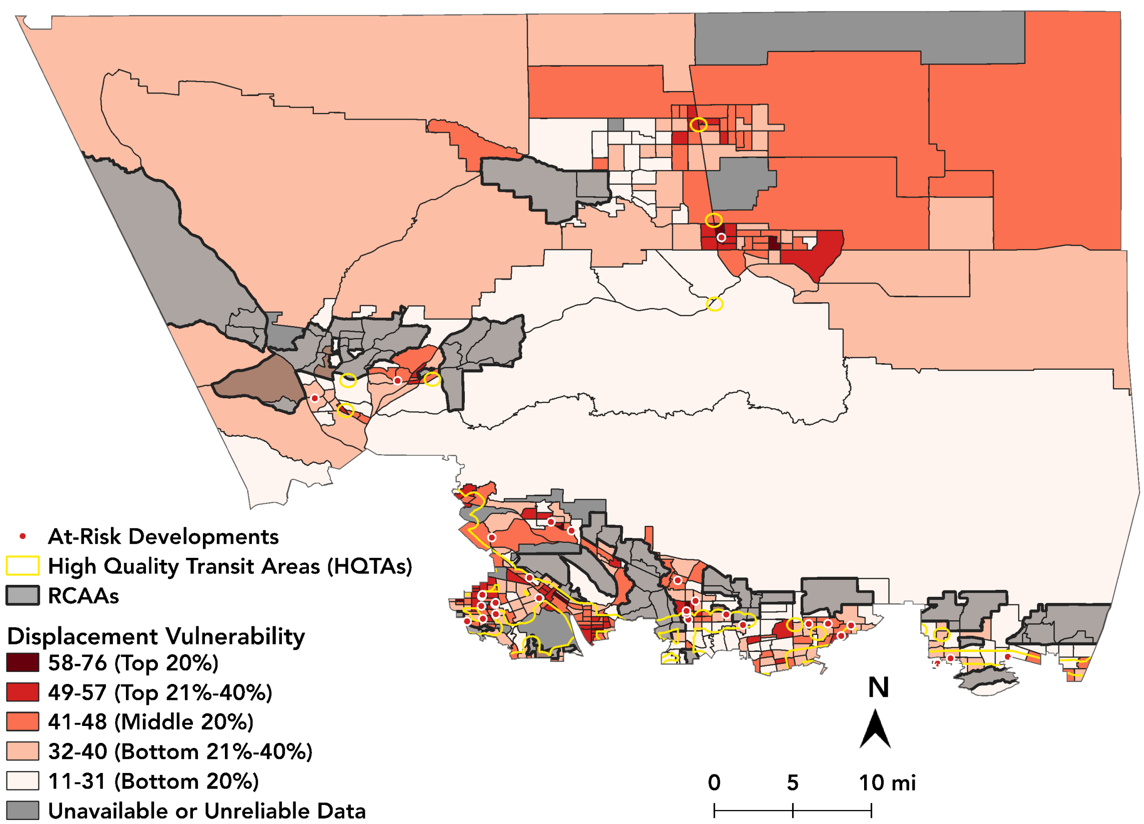


FIGURE R: SUPERVISORIAL DISTRICT 5 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

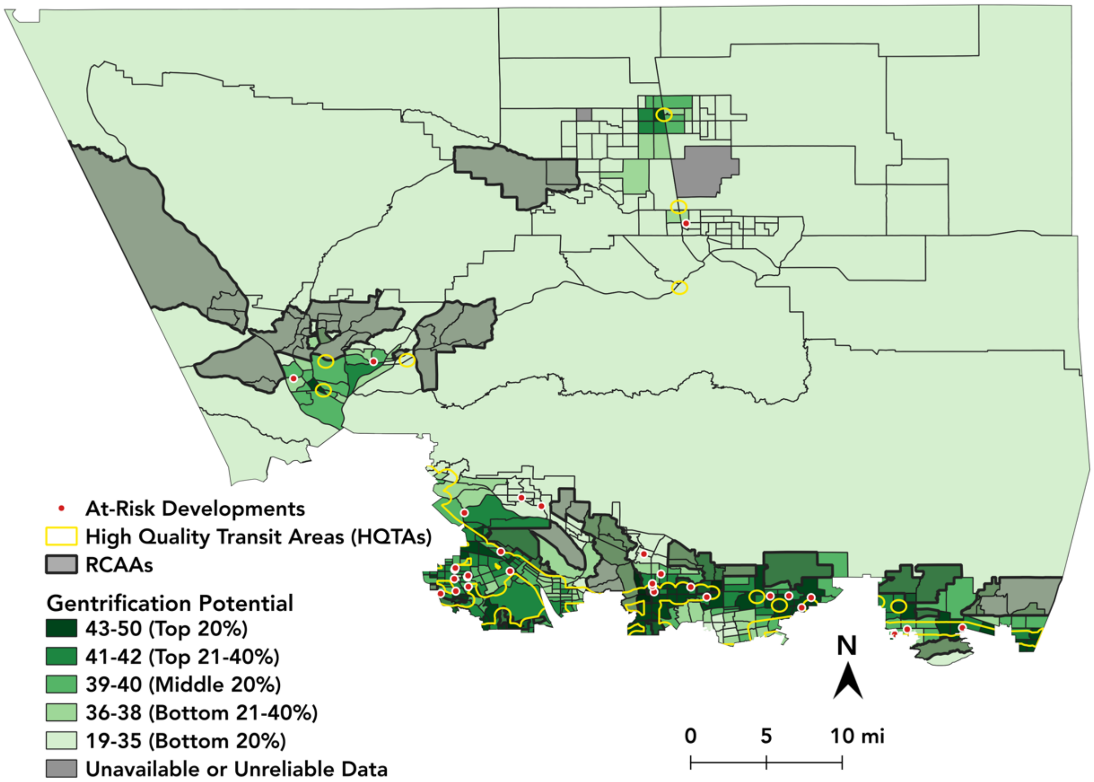


FIGURE S: SUPERVISORIAL DISTRICT 5 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

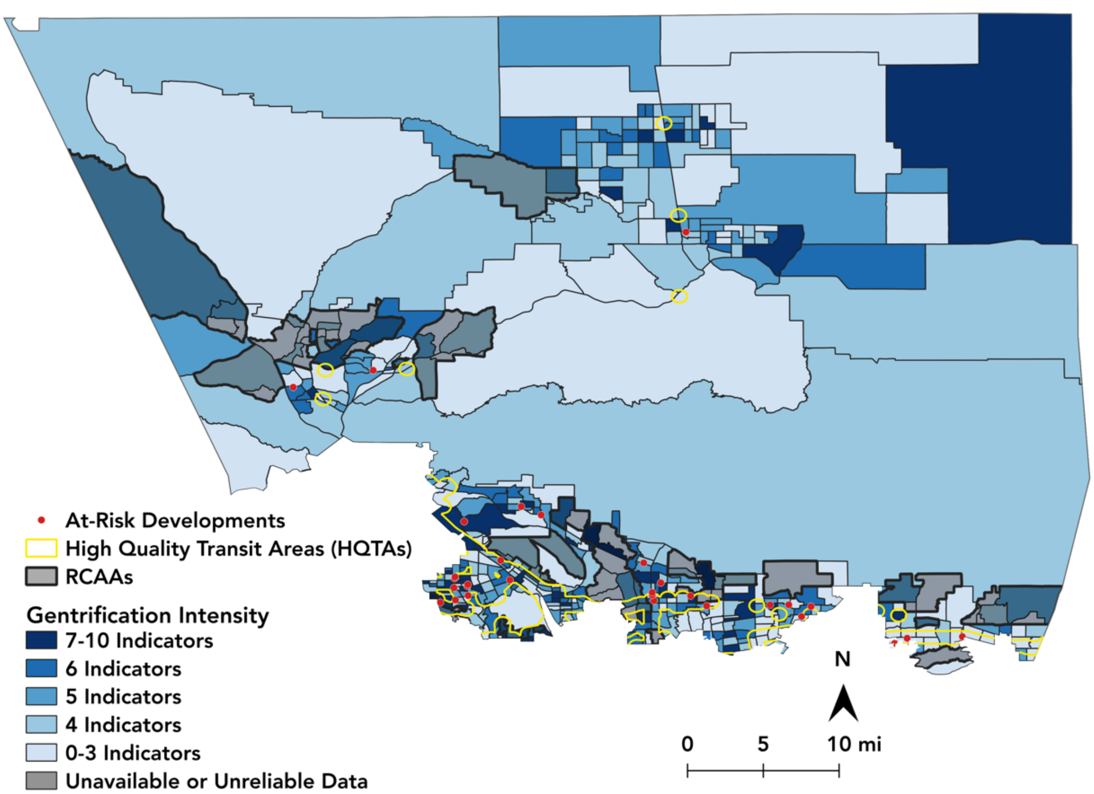
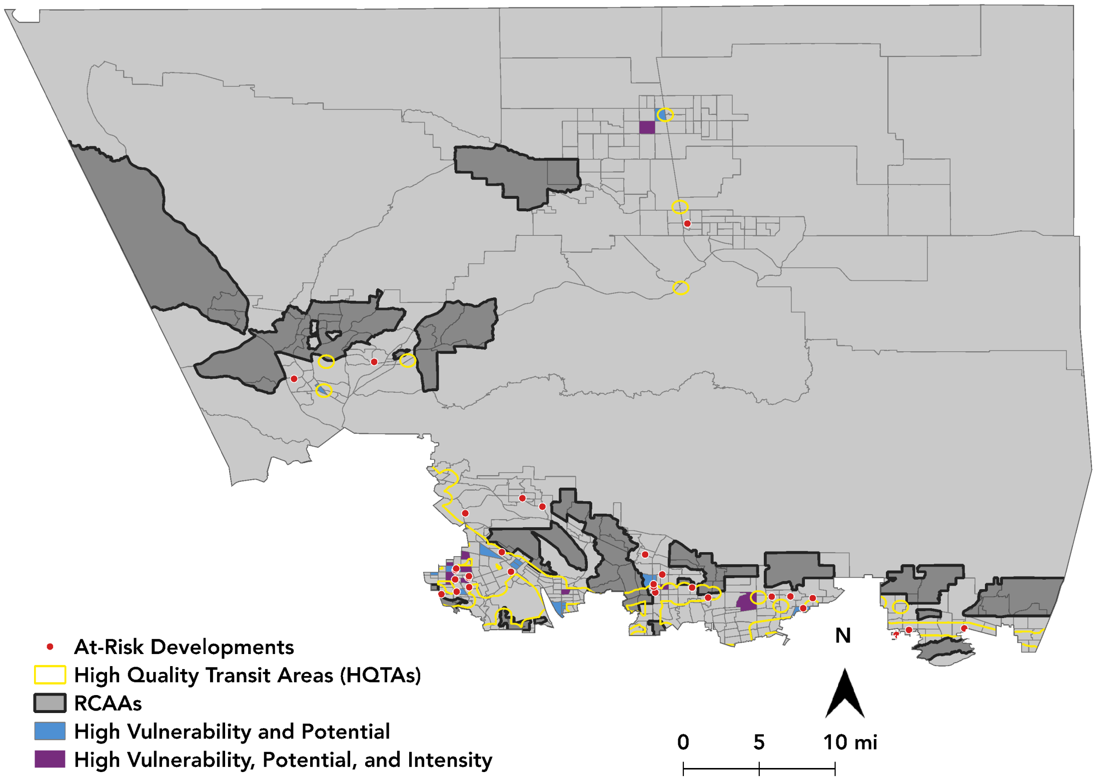


FIGURE T: SUPERVISORIAL DISTRICT 5 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERSECTIONS OR RCAAS



Proximity of At-Risk Affordable Family-Targeted Developments and Neighborhood Resources/Opportunity

FIGURE U: SUPERVISORIAL DISTRICT 1 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

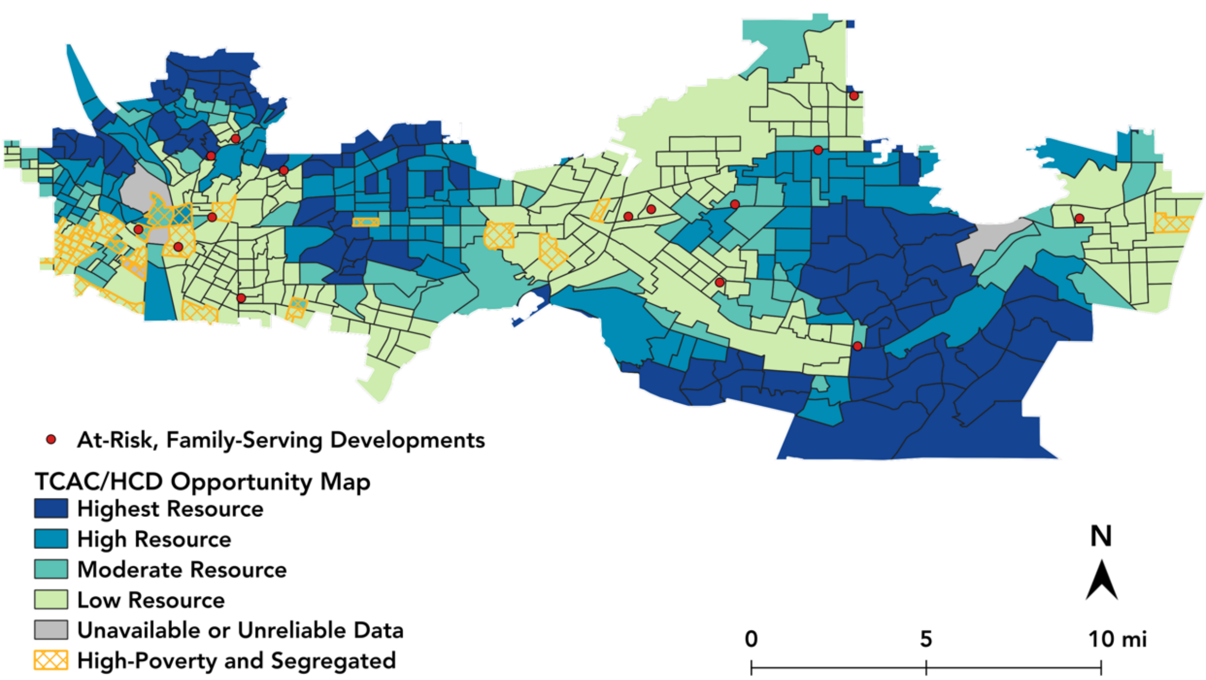


FIGURE V: SUPERVISORIAL DISTRICT 2 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

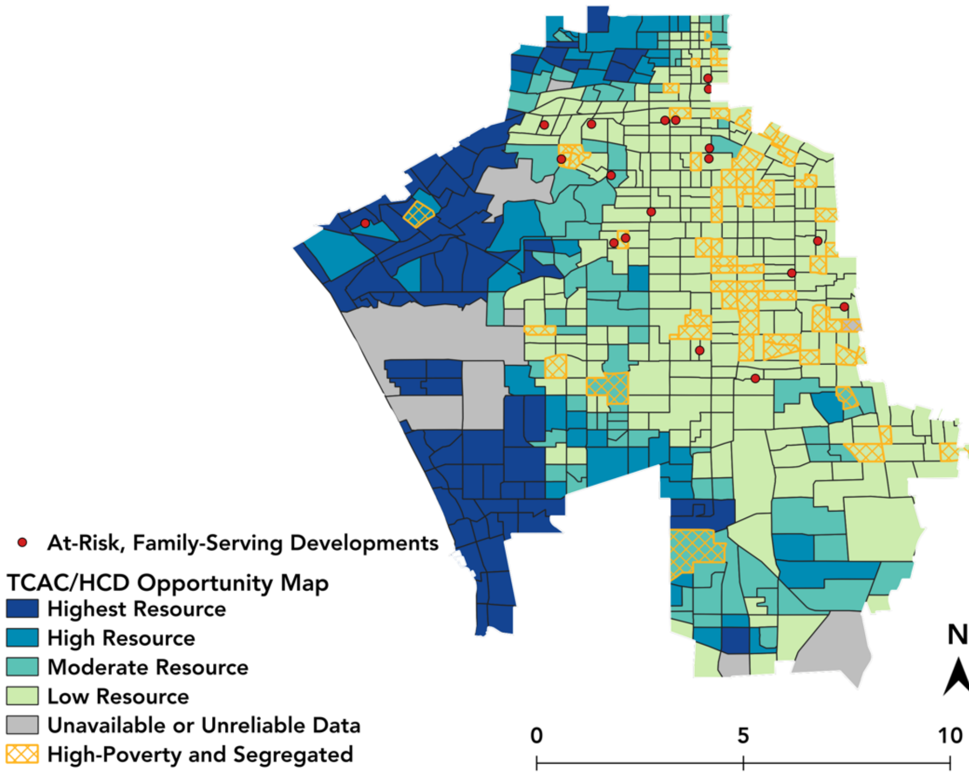


FIGURE W: SUPERVISORIAL DISTRICT 3 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

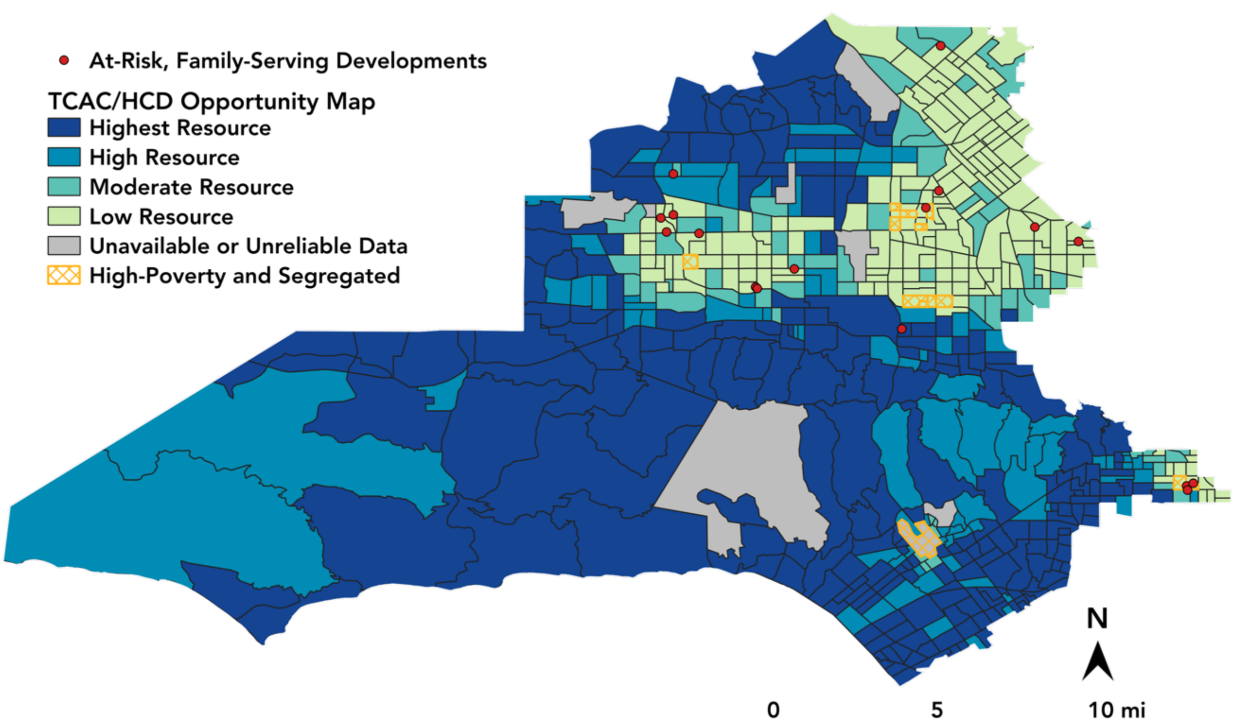


FIGURE X: SUPERVISORIAL DISTRICT 4 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

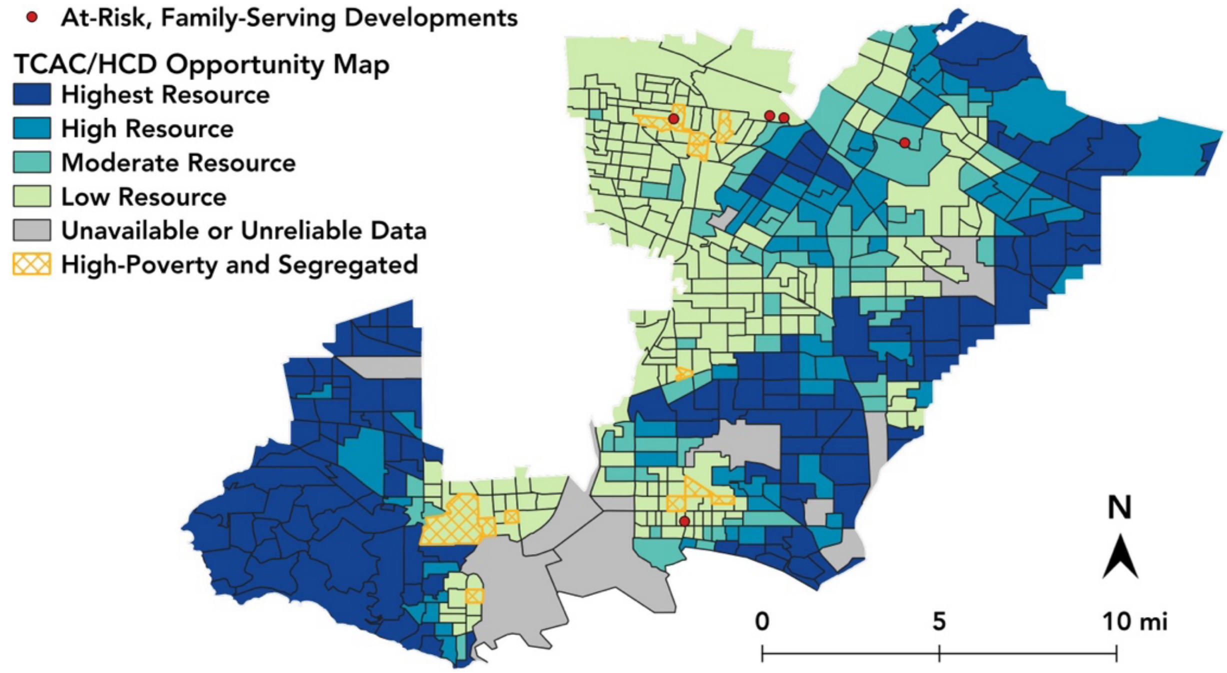
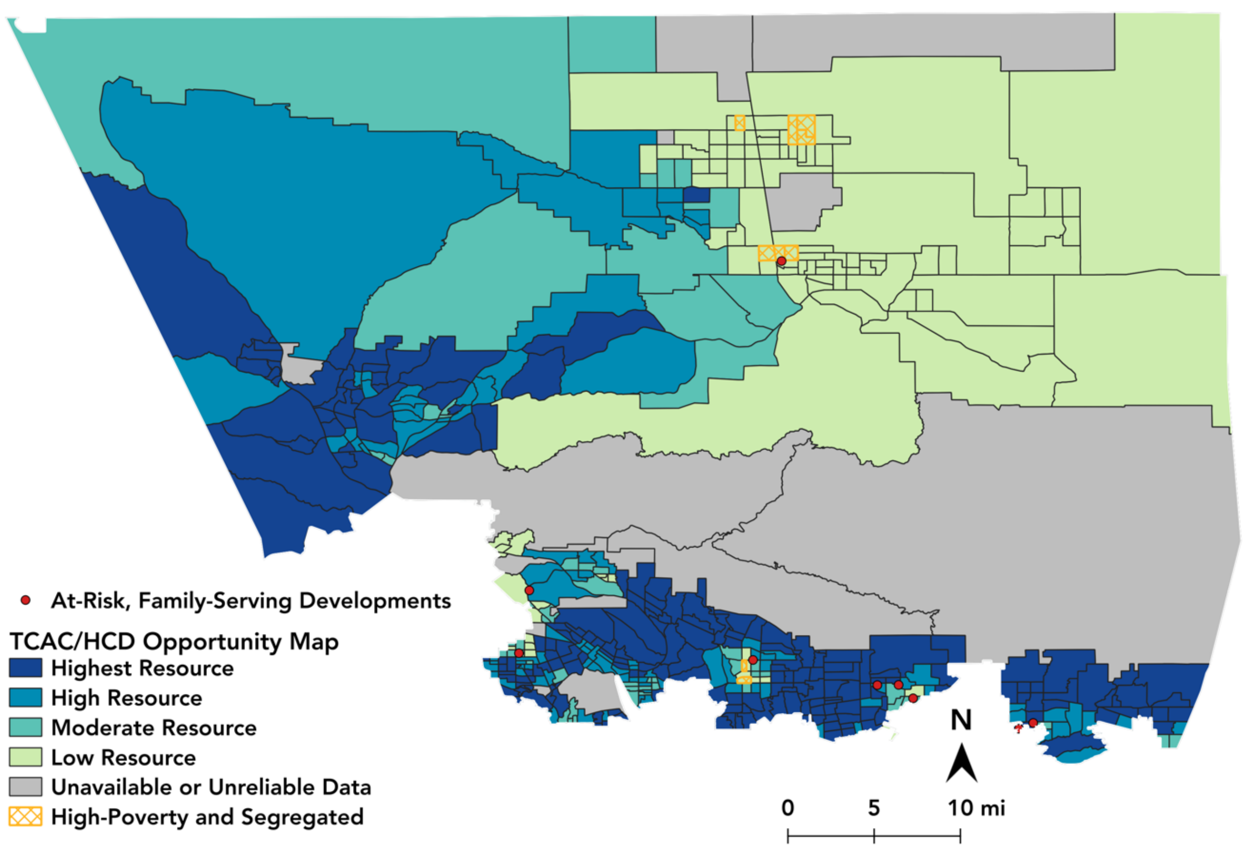


FIGURE Y: SUPERVISORIAL DISTRICT 5 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY



Proximity of Large-Family, New Construction Developments and Neighborhood Resources/Opportunity

FIGURE Z: SUPERVISORIAL DISTRICT 1 – PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION AWARDED LIHTCS (2008-2023) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

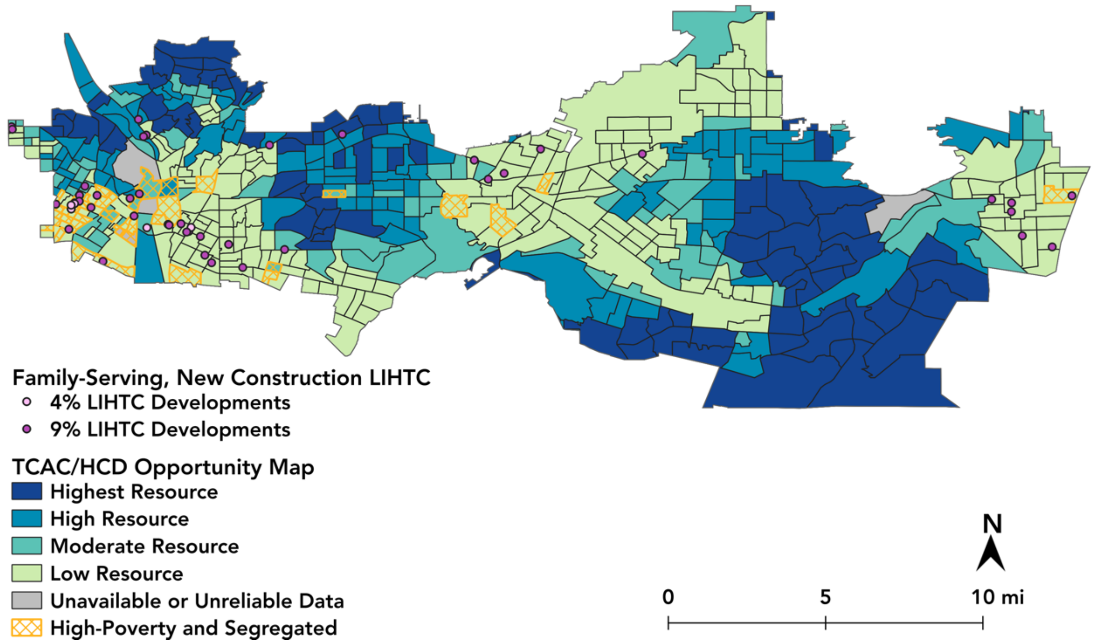


FIGURE AA: SUPERVISORIAL DISTRICT 2 – PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION AWARDED LIHTCS (2008-2023) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

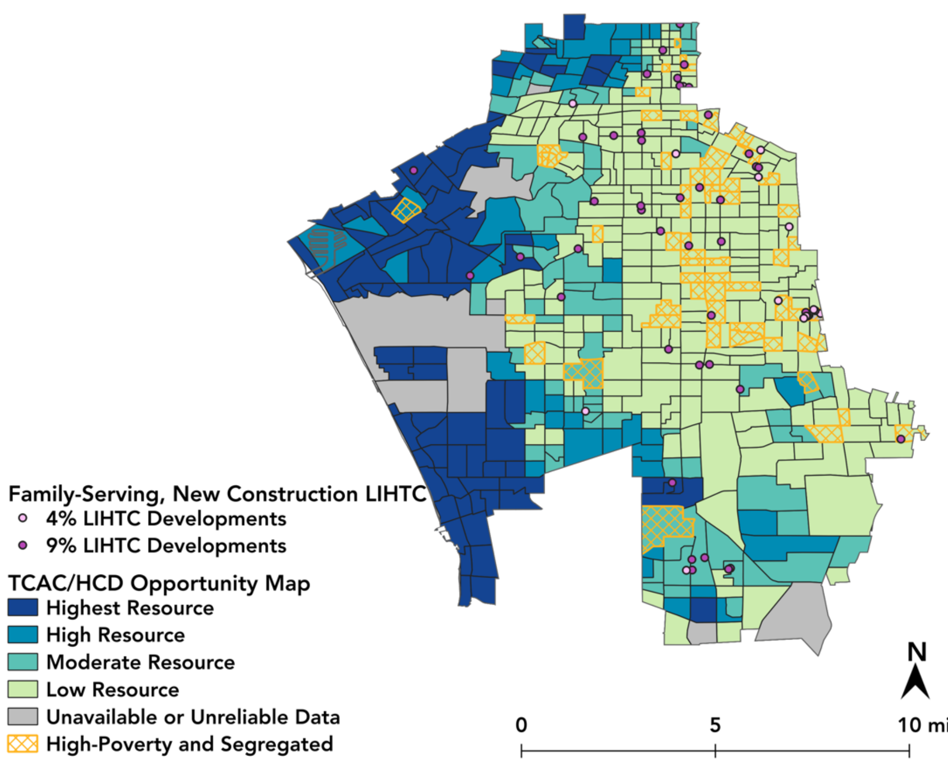


FIGURE AB: SUPERVISORIAL DISTRICT 3 – PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION AWARDED LIHTCS (2008-2023) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

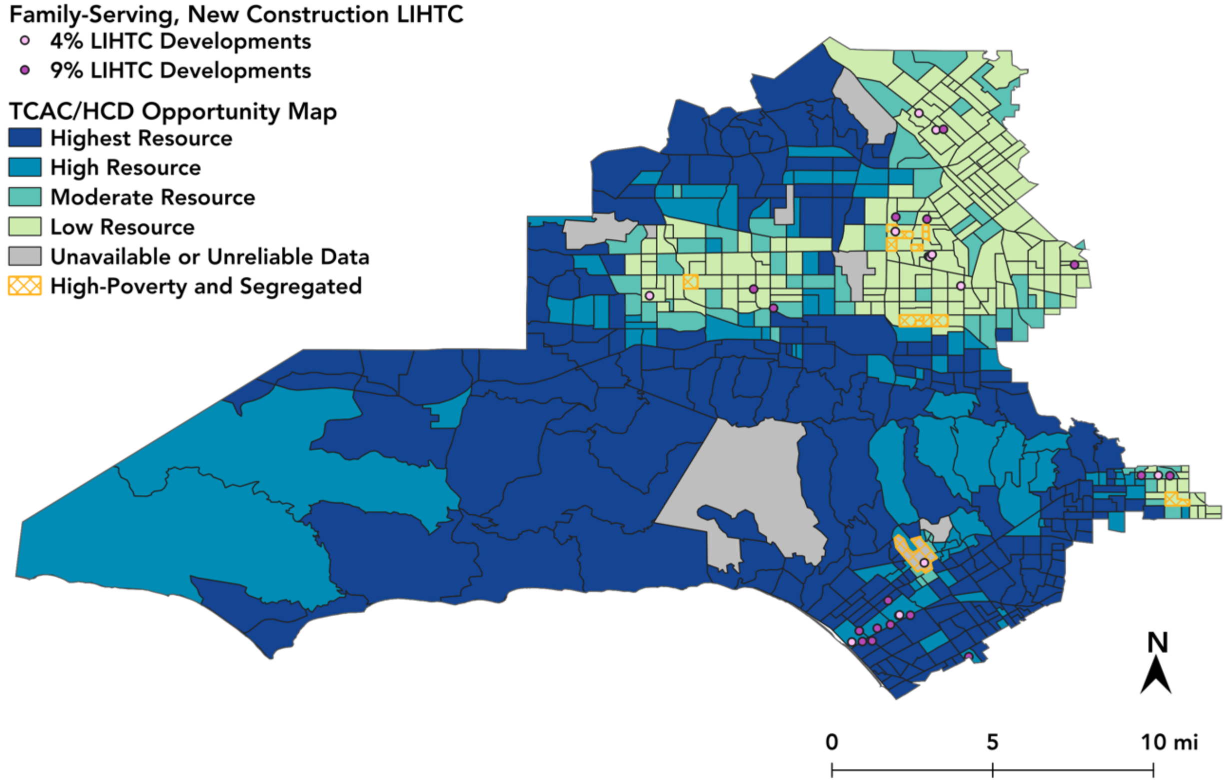


FIGURE AC: SUPERVISORIAL DISTRICT 4 – PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION AWARDED LIHTCS (2008-2023) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

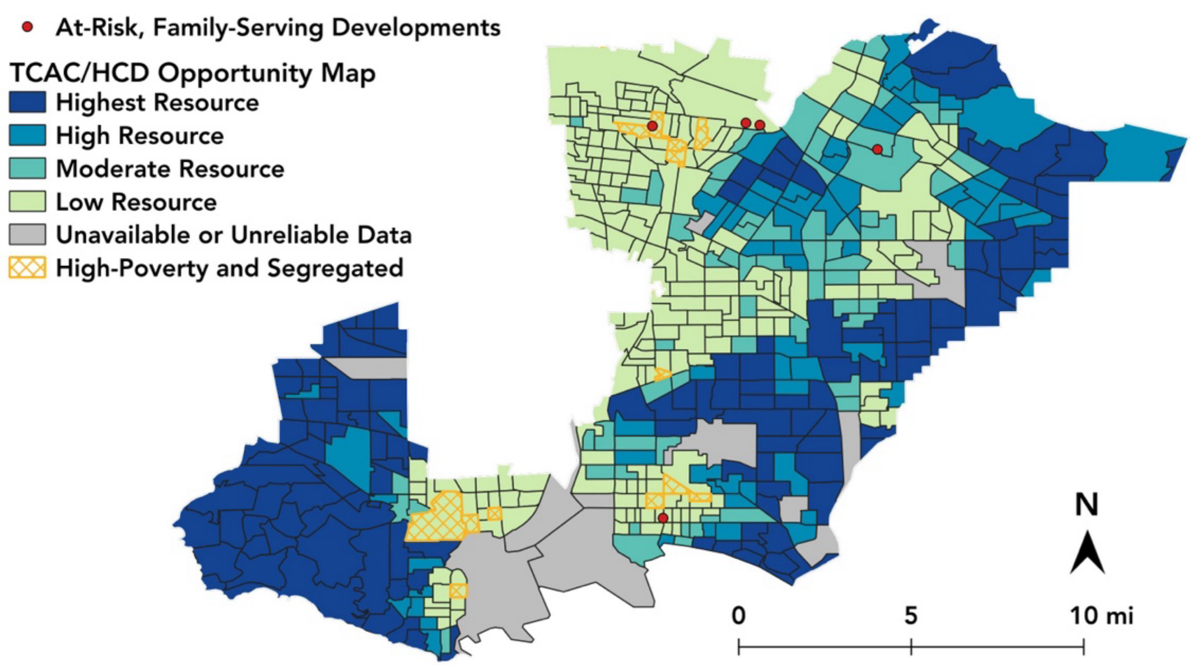
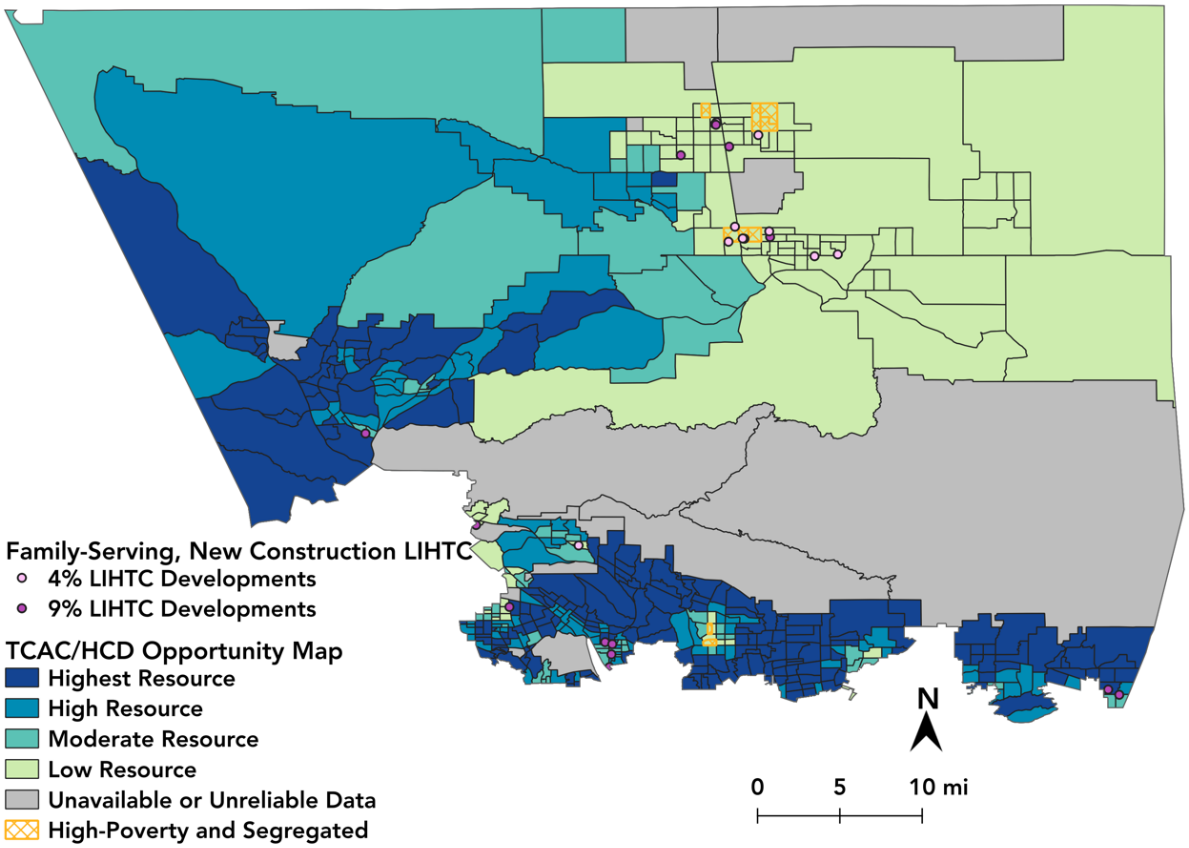


FIGURE AD: SUPERVISORIAL DISTRICT 5 – PROXIMITY OF LARGE-FAMILY, NEW CONSTRUCTION AWARDED LIHTCS (2008-2023) TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY



Appendix F: Full Data Findings, Section 5

TABLE A: DEVELOPMENT COST DATASET – LOS ANGELES COUNTY, NUMBER OF DEVELOPMENTS PER YEAR (2012-2023)

Development Characteristics	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Tax Credit Type												
4% LIHTC	14	25	23	23	42	20	31	33	58	45	28	24
9% LIHTC	26	25	17	17	17	16	12	16	21	12	11	18
Construction Type												
New Construction	24	23	20	20	26	25	28	29	62	50	31	27
Acquisition/ Rehab	16	27	20	20	33	11	15	20	17	4	5	13
Adaptive Reuse	0	0	0	0	0	0	0	0	0	3	3	2
Geography*												
City of Los Angeles	28	24	23	19	37	19	25	28	55	52	22	32
Balance of LA County	12	26	17	21	22	17	18	21	24	5	17	10
>> Unincorporated LA County	*3*	*2*	*1*	*4*	*1*	*3*	*8*	*5*	*5*	*3*	*6*	*2*
Housing Type												
Large Family	18	16	16	12	19	12	7	15	21	6	9	8
Senior	8	15	11	11	10	4	4	6	7	2	1	8
Special Needs/SRO	10	9	8	12	14	16	21	17	35	42	17	15
At-Risk	0	3	2	1	5	1	0	0	4	1	4	4
Non-Targeted	5	7	3	4	11	3	11	11	12	6	8	7
Development Size												
Small (<50 units)	19	16	13	18	14	12	17	19	8	9	14	12
Medium (50-100 units)	14	26	21	11	27	24	22	44	40	17	18	24
Large (>100 units)	7	8	6	11	18	7	10	16	9	13	10	7
Total	**40**	**50**	**40**	**40**	**59**	**36**	**43**	**49**	**79**	**57**	**39**	**42**

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.

The three geographies considered in the cost study represent the City of Los Angeles; the Balance of LA County, a geography used to refer to all geographies in the county **except the City of Los Angeles; and unincorporated LA County, which includes all of the unincorporated areas in Los Angeles County. The Balance of LA County and unincorporated LA County are overlapping—in other words, all unincorporated areas are also captured in the Balance of LA County category.*

TABLE B: LOS ANGELES COUNTY MEDIAN TDC PER-UNIT AND PER-BEDROOM, 2012-2023, NEW CONSTRUCTION ONLY (2024$)

Year	Median TDC/Unit	% Change*	Median TDC/Bedroom	% Change*
2012	$515,784	--	$320,522	--
2013	$507,752	-2%	$337,861	+5%
2014	$539,814	+6%	$347,372	+3%
2015	$515,521	-5%	$322,396	-7%
2016	$558,041	+8%	$415,595	+29%
2017	$627,397	+12%	$435,475	+5%
2018	$624,807	0%	$468,820	+8%
2019	$721,250	+15%	$563,662	+20%
2020	$648,781	-10%	$498,286	-12%
2021	$583,870	-10%	$491,594	-1%
2022	$599,765	+3%	$487,313	-1%
2023	$727,168	+21%	$557,714	+14%

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.
**Percent change is the change in median TDC between consecutive years. For example, the 2013 percent change figure represents the change in TDC between 2012 and 2013.*

TABLE C: LOS ANGELES COUNTY MEDIAN TDC PER-UNIT AND PER-BEDROOM, 2012-2023, ACQUISITION/REHABILITATION ONLY (2024$)

Year	Median TDC/Unit	% Change*	Median TDC/Bedroom	% Change*
2012	$298,189	--	$162,540	--
2013	$300,998	+1%	$223,480	+37%
2014	$325,067	+8%	$184,112	-18%
2015	$298,960	-8%	$248,980	+35%
2016	$423,490	42%	$274,607	+10%
2017	$567,507	34%	$290,277	+6%
2018	$456,614	-20%	$287,483	-1%
2019	$574,687	26%	$307,507	7%
2020	$499,484	-13%	$234,192	-24%
2021	$377,399	-24%	$371,010	58%
2022	$570,784	51%	$254,539	-31%
2023	$449,844	-21%	$365,809	44%

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2023.
**Percent change is the change in median TDC between consecutive years. For example, the 2013 percent change figure represents the change in TDC between 2012 and 2013.*