



LACDA

Los Angeles County Development Authority

# AFFORDABLE HOUSING

Presentation to the Los Angeles County Board of Supervisors

February 9, 2021

# Prioritizing Housing

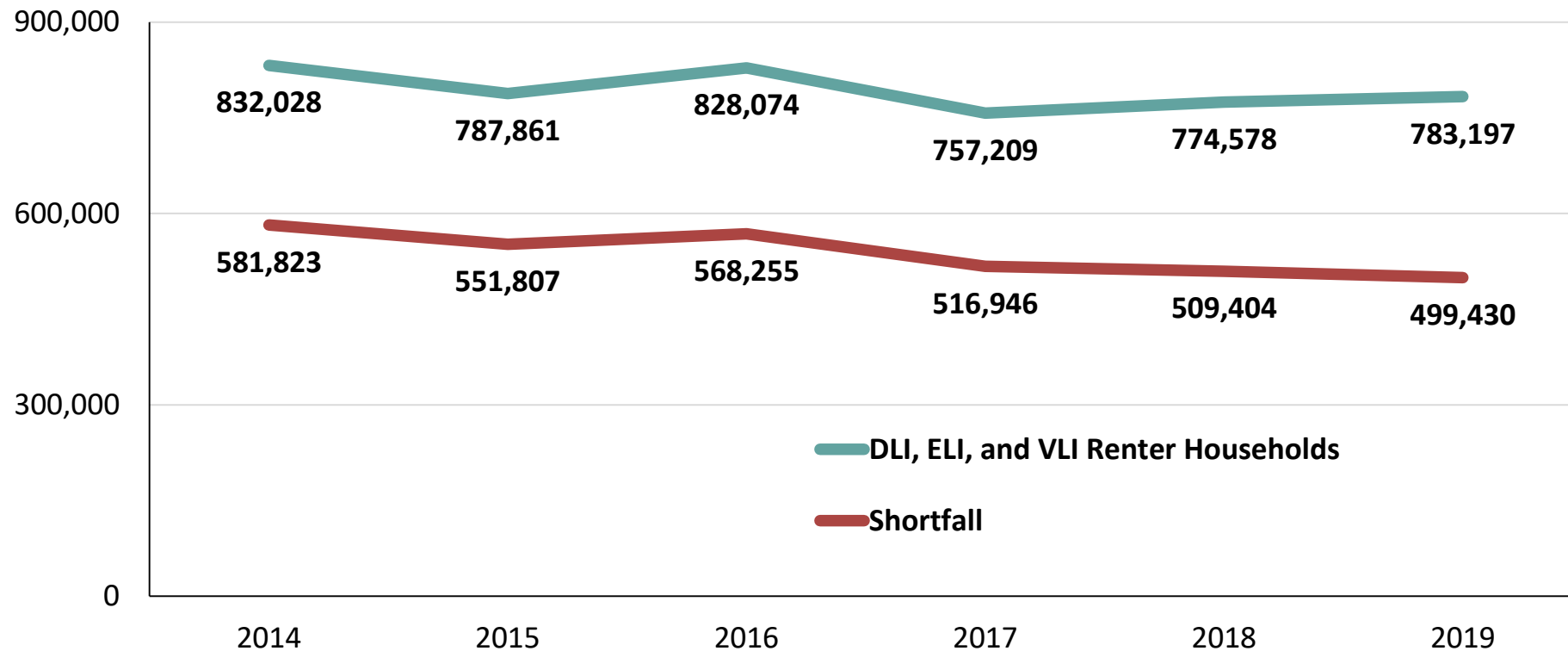
- In October 2015, the Board of Supervisors established the Affordable Housing Programs Budget and multi-year funding plan.
- Allocated \$20 million in FY 2016-17, increasing by increments of \$20 million and reaching \$100 million annually in FY 2020-21.
- Created Affordable Housing Coordinating Committee to expedite housing production and preservation.
- Commissioned an annual Affordable Housing Outcomes Report to evaluate regional need and make recommendations for reducing the affordable housing gap.



# **2020 Affordable Housing Outcomes Report**

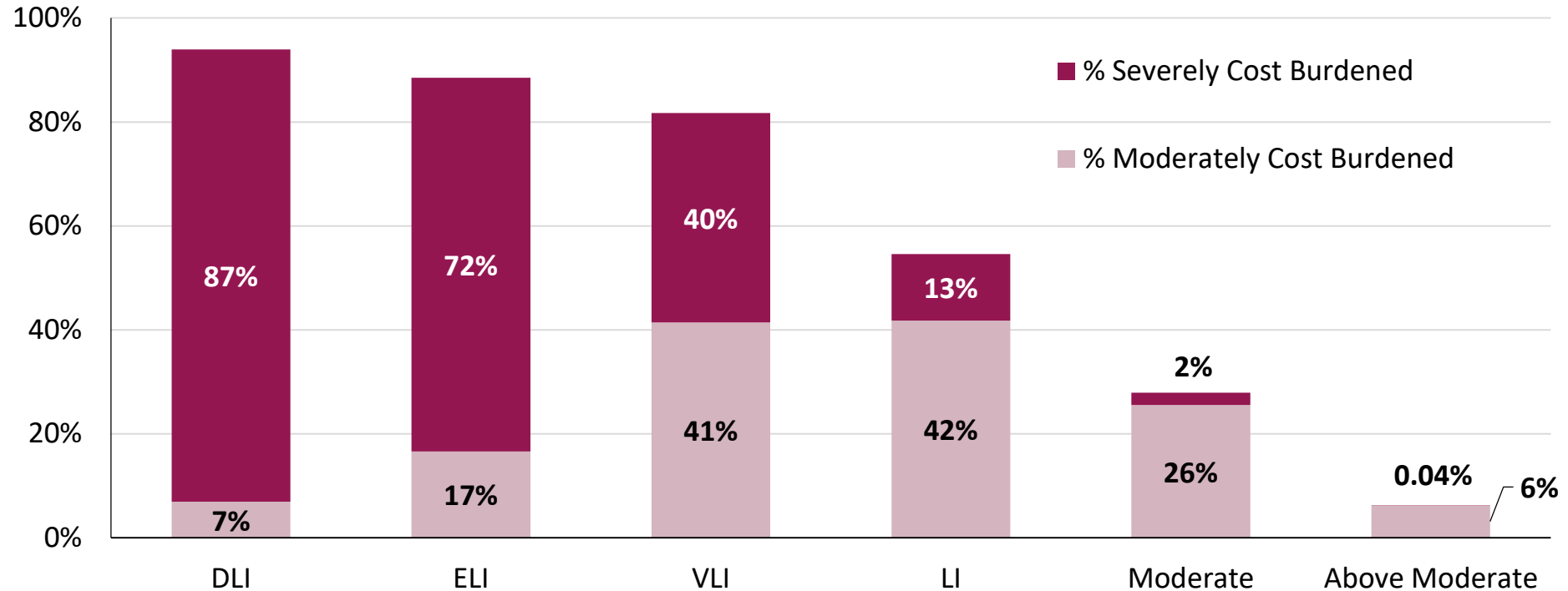
## **California Housing Partnership**

# Historical Affordable Housing Shortfall (2014-2019)



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

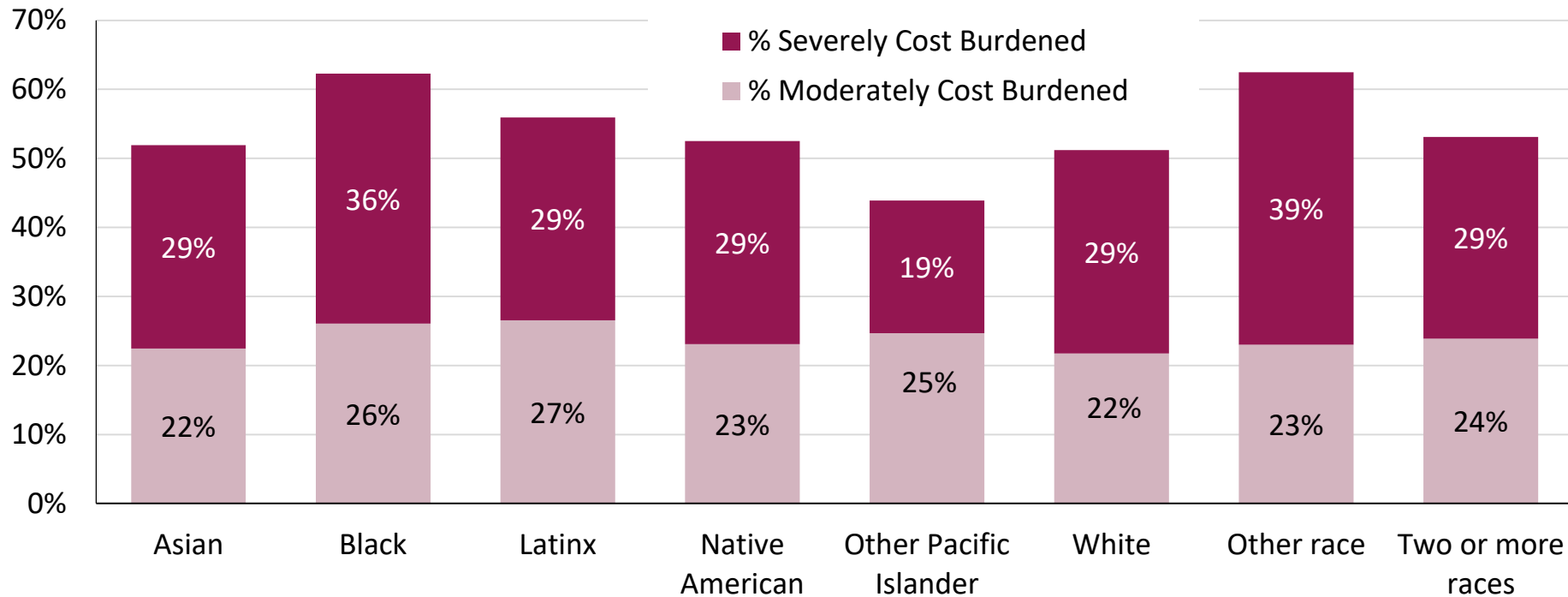
# Los Angeles County Cost Burden\* (2019)



Source: California Housing Partnership analysis of 2019 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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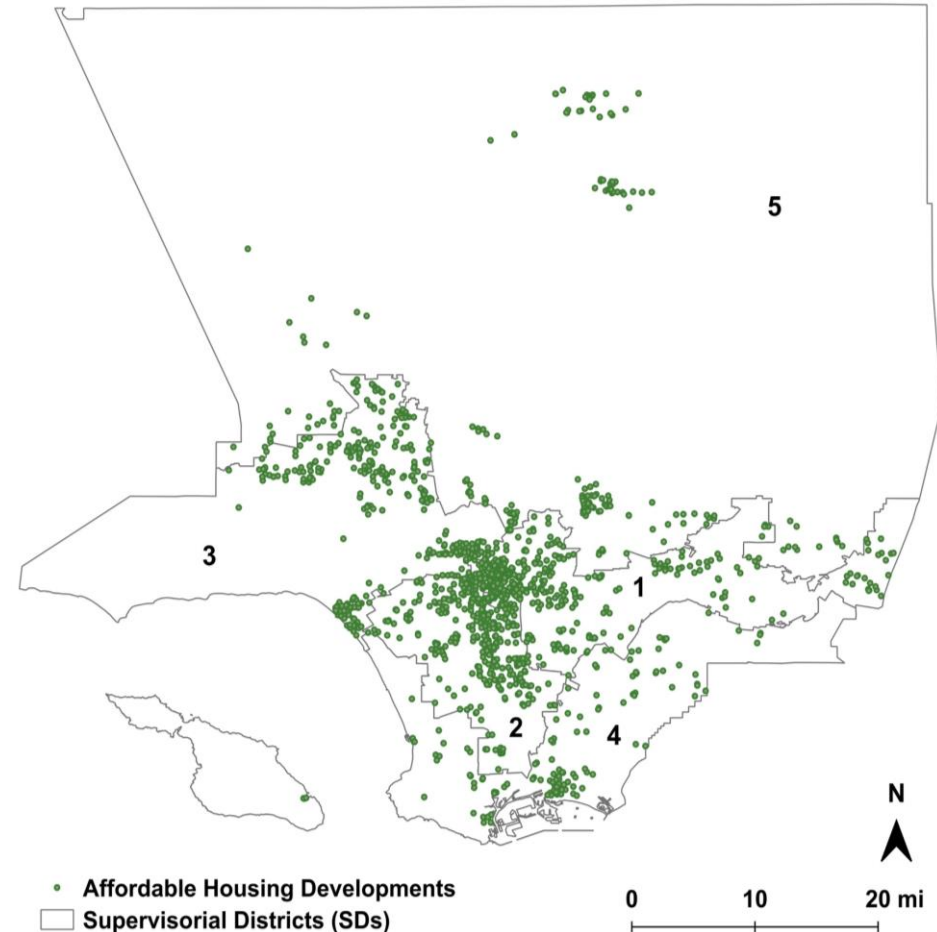
\*\*This data represents the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or rented and who is listed on line one of the survey. Asian, Black, Native American, Other Pacific Islander, white, some other race, and two or more races only include households that do not identify their ethnic origin as Hispanic or Latino. Householders who identify their origin as Hispanic or Latino may be of any race.



# Los Angeles County's Affordable Housing Inventory Increased 2018-2019

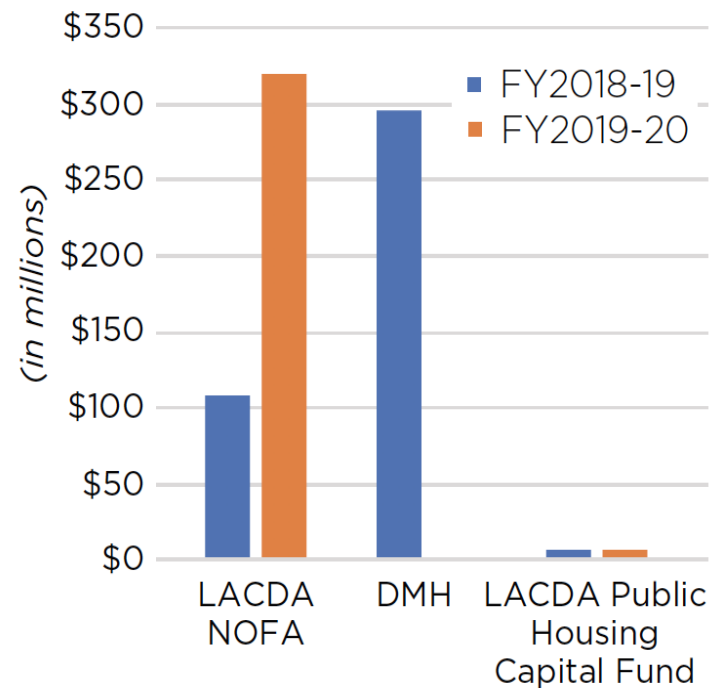
Federal, State, & County-Administered Affordable Housing	
Total Affordable Developments	1,765
Total Affordable Homes	119,754
# of New Affordable Homes in 2019	8,205
% Change in Affordable Homes (2018-2019)	+7%

**Sources:** California Housing Partnership Preservation Database January 2020, HUD, LIHTC, CalHFA, LACDA, HACLA, DRP and DMH.



# County Capital Investments in Affordable Housing

County capital investments from LACDA and DMH funded 8,617 affordable homes in 2019.



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

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

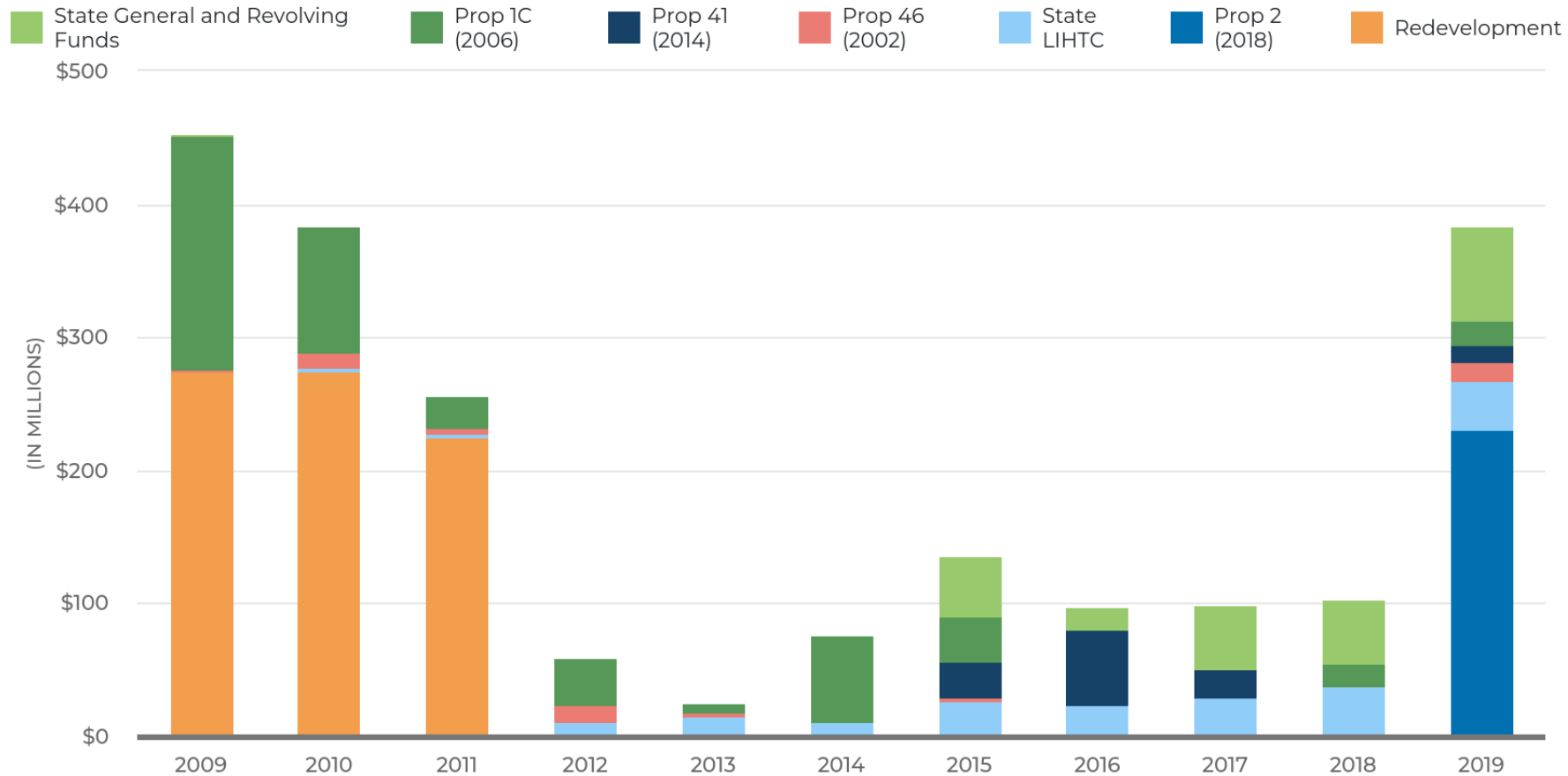
\*Represents calendar year 2019 NOFA funding.

\*\*Change from 2018 NOFA funding

\*\*\*Funding used to rehabilitate public housing developments.

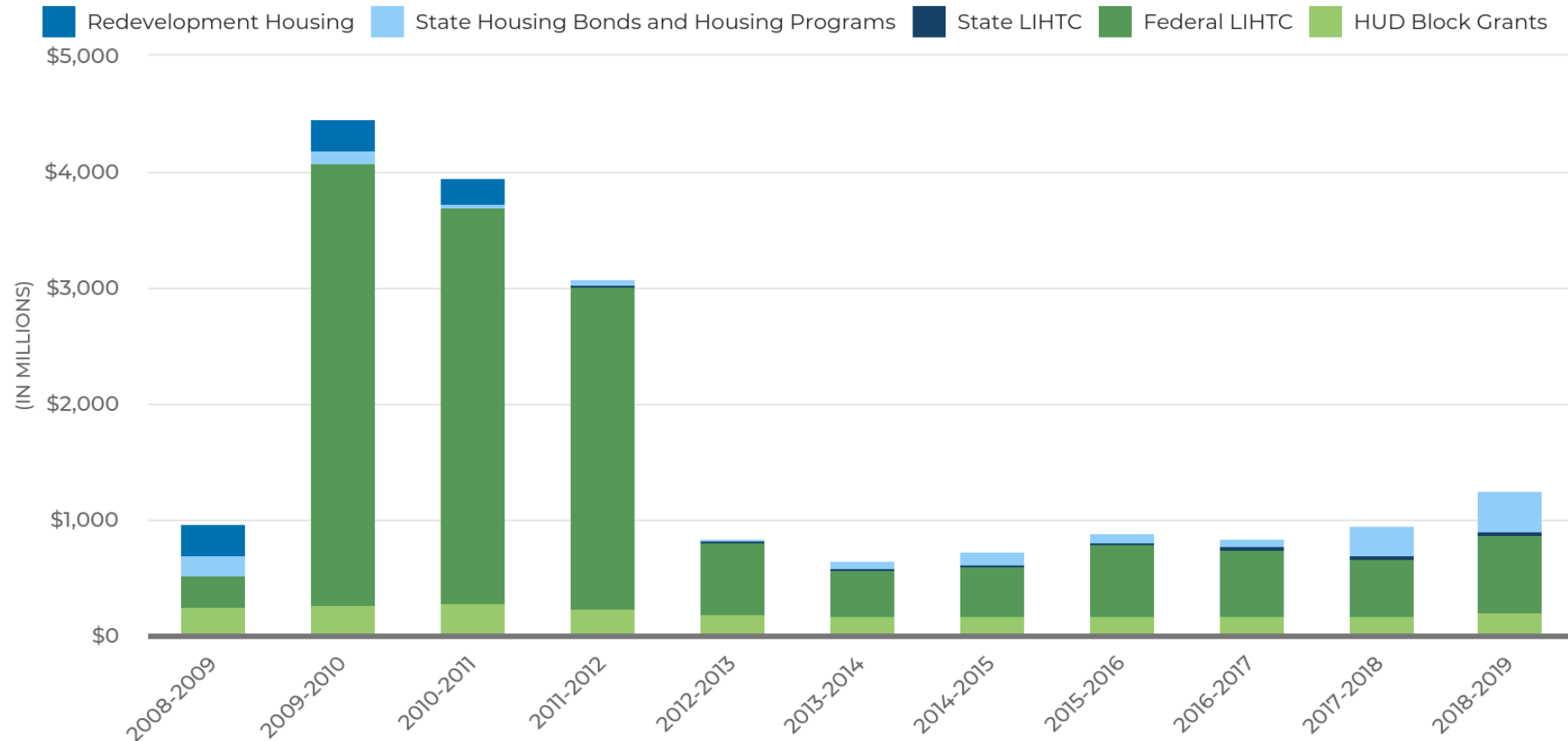


# State Investments in Affordable Housing



**Source:** California Housing Partnership analysis of annual Redevelopment Housing Activities Report, Annual HCD Financing Assistance Programs Reports, and TCAC reporting on federal and state Low-Income Housing Tax Credits.

# Federal & State Investments in Affordable Housing



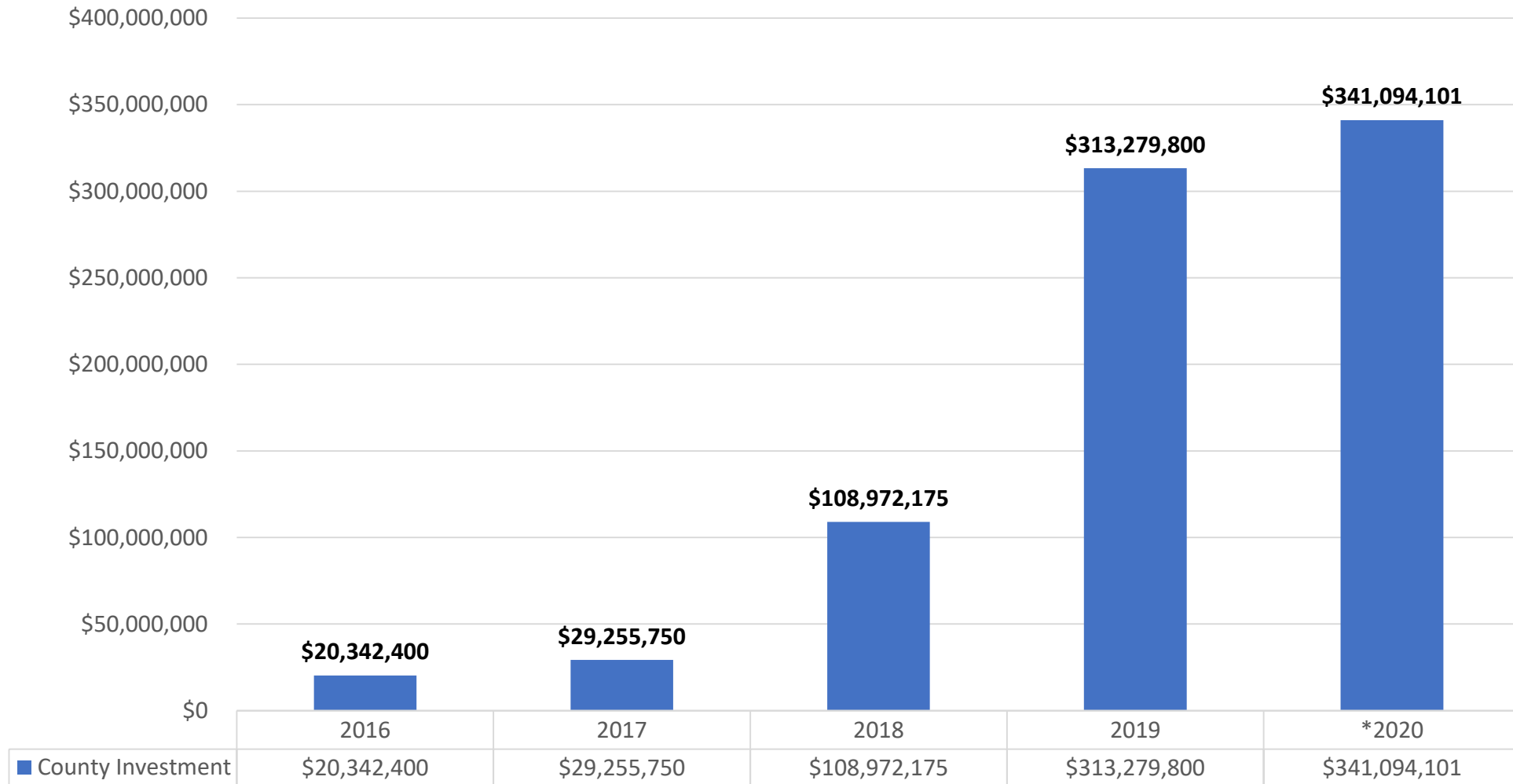
**Source:** California Housing Partnership analysis of annual Redevelopment Housing Activities Report, Annual HCD Financing Assistance Programs Reports, HUD CPD Appropriations Budget Reports, and TCAC reporting on federal and state Low-Income Housing Tax Credits.

# **Affordable Housing Investments & Strategies**

## **Los Angeles County Development Authority**

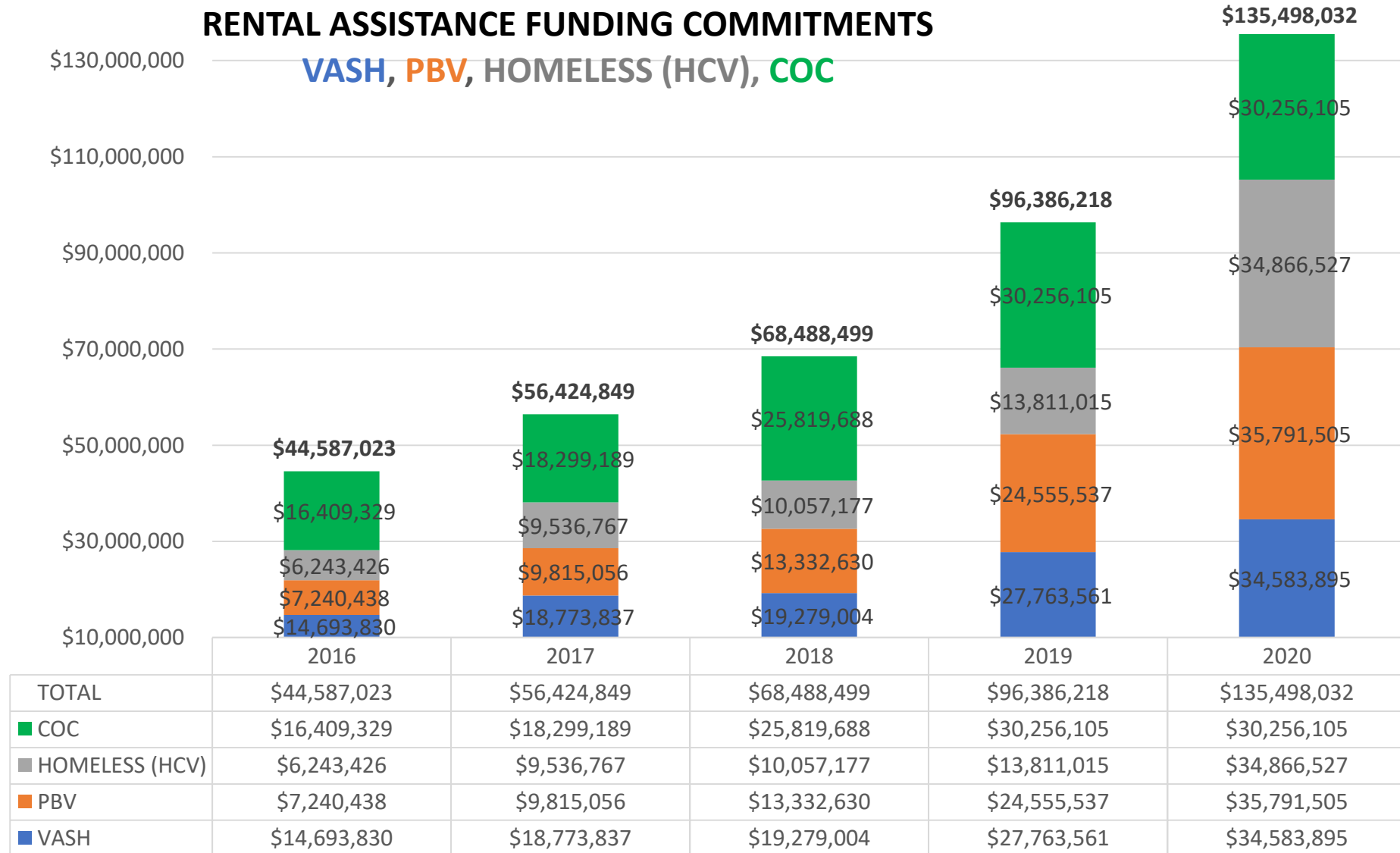
# Five-Year County Investment

## COUNTY INVESTMENT: TOTAL FUNDING – NOFA YEARS 2016 TO 2020



\* Includes projected used of NPLH funds

# Five-Year County Investment



# Preservation, Tenant Protections, and Fair Housing

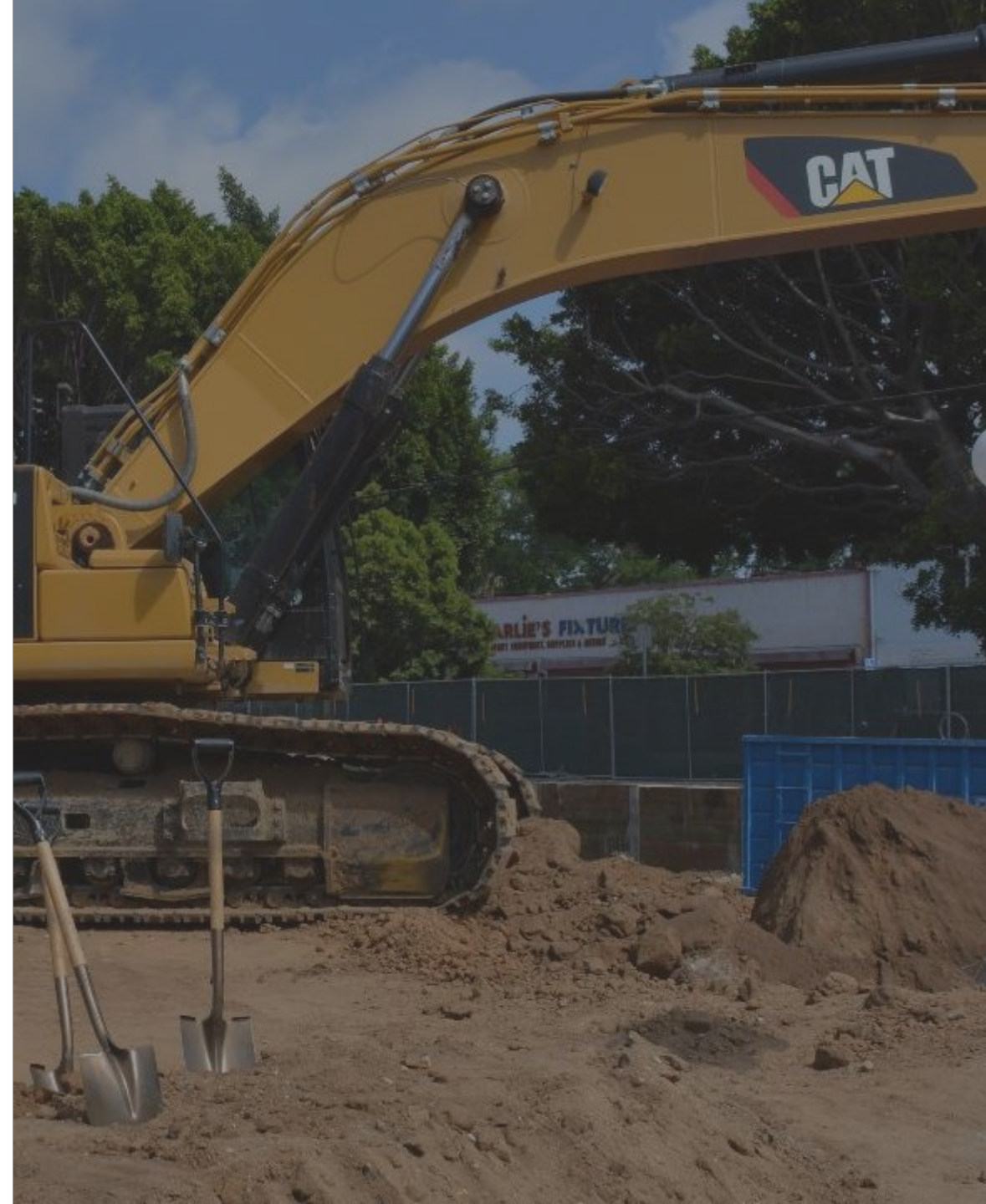
- COVID-19 Rent Relief Program
- Rent & Mobilehome Rent Regulation
- Just Cause Eviction Protections
- Anti-Displacement/Gentrification Study
- Source of Income Protection/Landlord Incentive
- Expanded Homeless Incentive Program
- Expansion of Source of Income Discrimination Protection
- Enhance Funding for Fair Housing Investigations and Enforcement
- Strengthen Housing Location and Landlord Engagement
- Implement Targeted Efforts to Support Homeownership and Loss of Homeownership
- Emergency Preservation and Tenant Assistance Fund
- Implementation of Code Enforcement Program





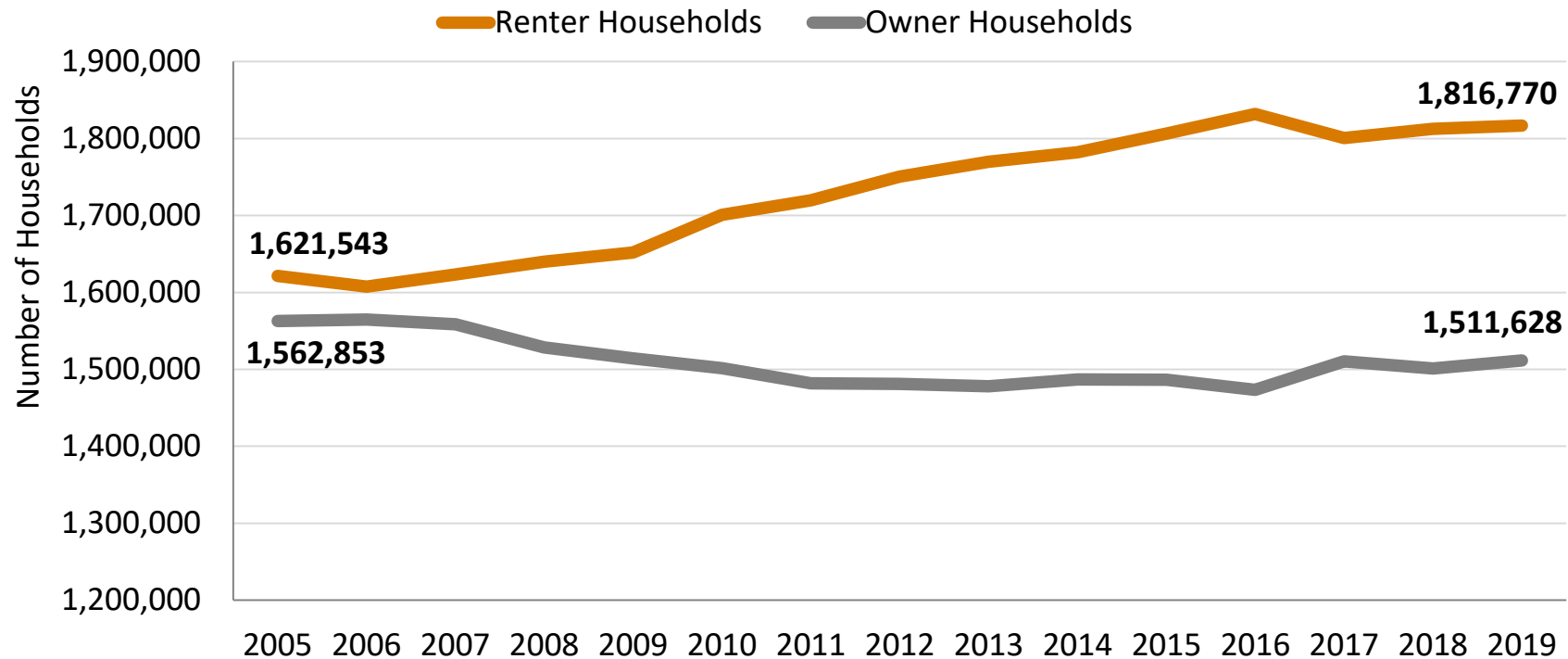
# County Affordable Housing Opportunities

- Project Homekey - Motel Acquisitions - 847 units
- West LA Veterans Affairs Campus – 1,100± Units
- Marina del Rey Housing Plan – 456 units
  - Mariners Village -196 units
- Repurposing County-owned Properties
  - Maclaren Hall Phases I & II – 200± units
  - Bob Hope Patriotic Hall – 75± units
  - Carmelitos - 75± units
  - College of Nursing - 75± units
  - West LA Courthouse - 300± units
  - 85<sup>th</sup> & Miramonte – TBD
  - Adams & Grand – TBD
  - LA County-USC General Hospital - TBD
- Restorative Care Villages - PSH
  - LAC-USC - TBD
  - Rancho Los Amigos - TBD
  - Olive View - TBD
- Metro Joint Developments
  - Expo-Crenshaw – 160± units



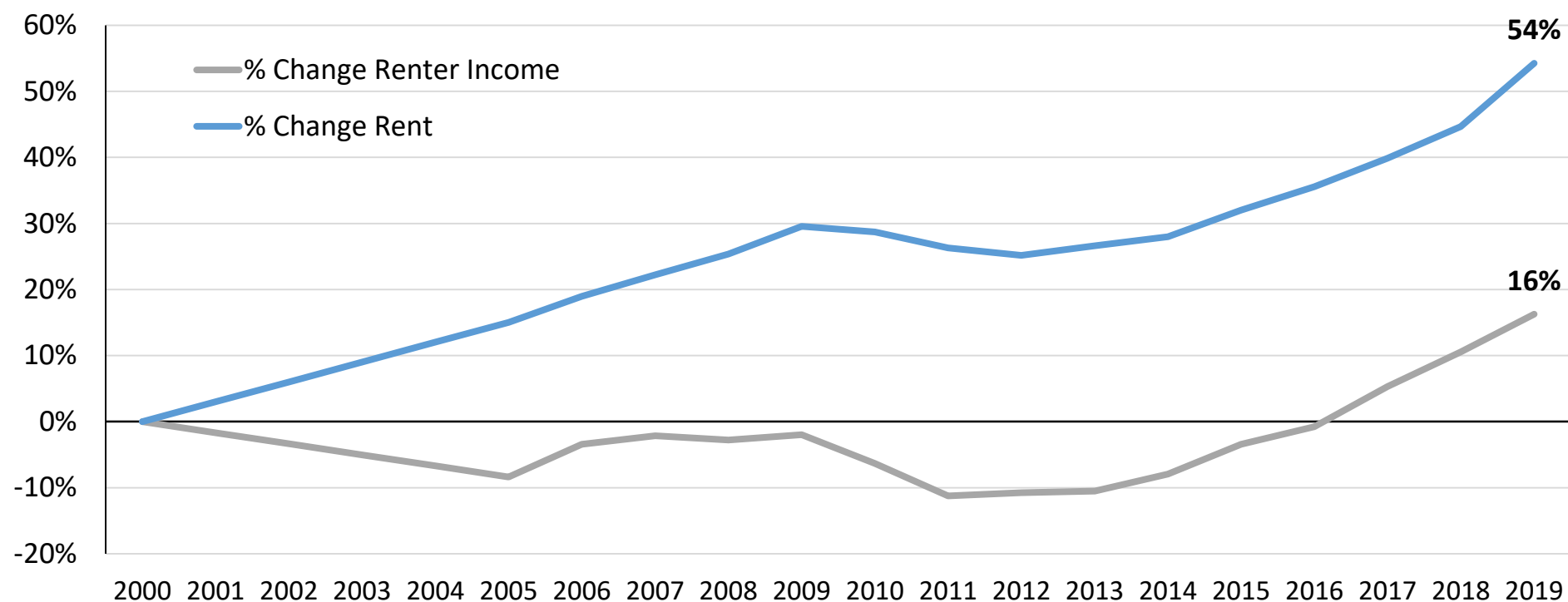
**-Reserve Slides for Questions-**

# Housing Tenure Trends in Los Angeles County (2005-2019)



Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2005-2019.

# Renter Household Income Versus Rents (2000-2019)\*



**Source:** California Housing Partnership analysis of U.S. Census Bureau ACS, 1-year estimates, table ID: S2503, 2000-2019.

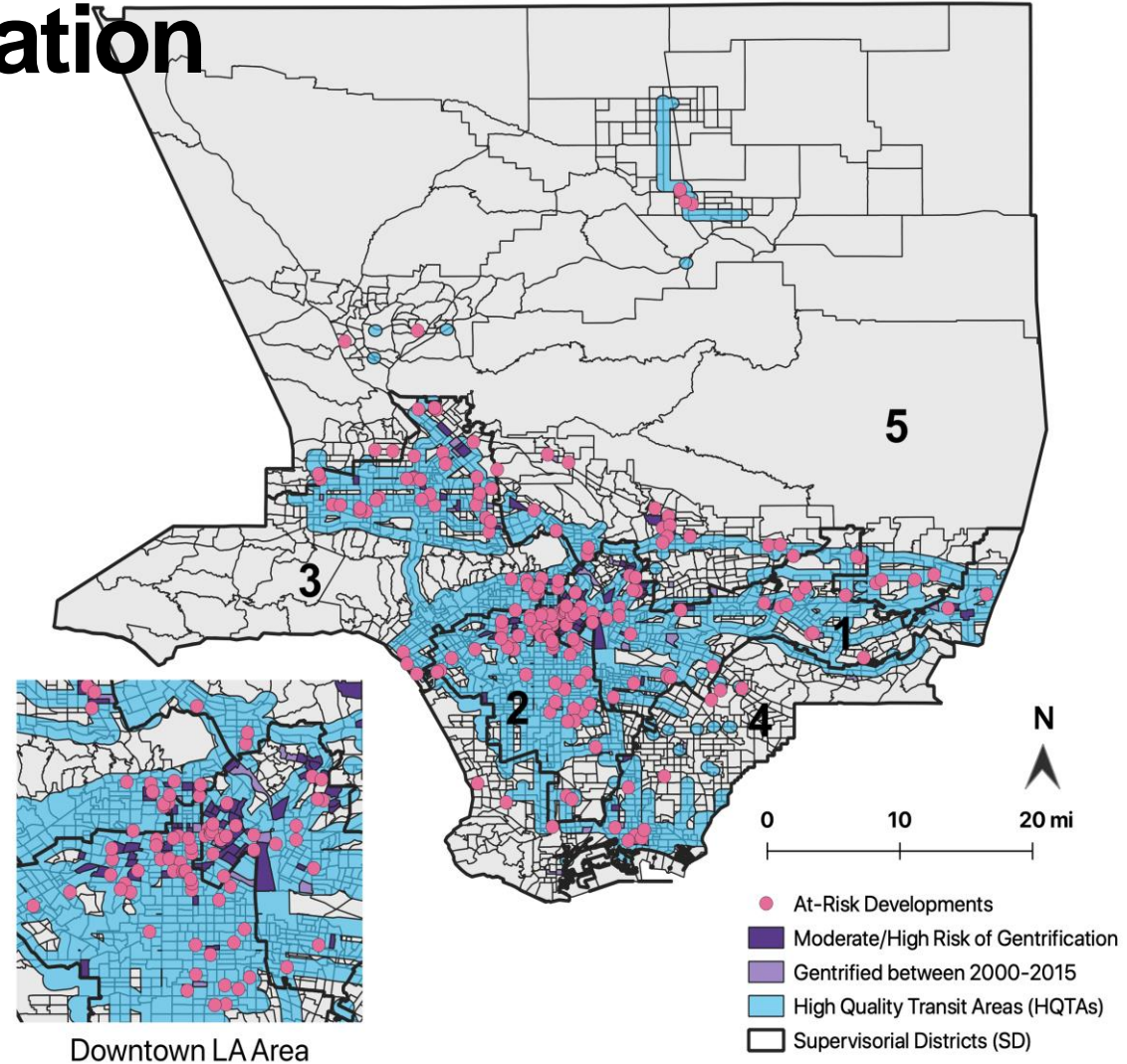
\*Median renter income and rent from 2001-2004 are estimated trends. Median renter income and rent are inflation adjusted to 2019 dollars.

# Proximity of At-Risk Affordable Housing to Transit & Gentrification

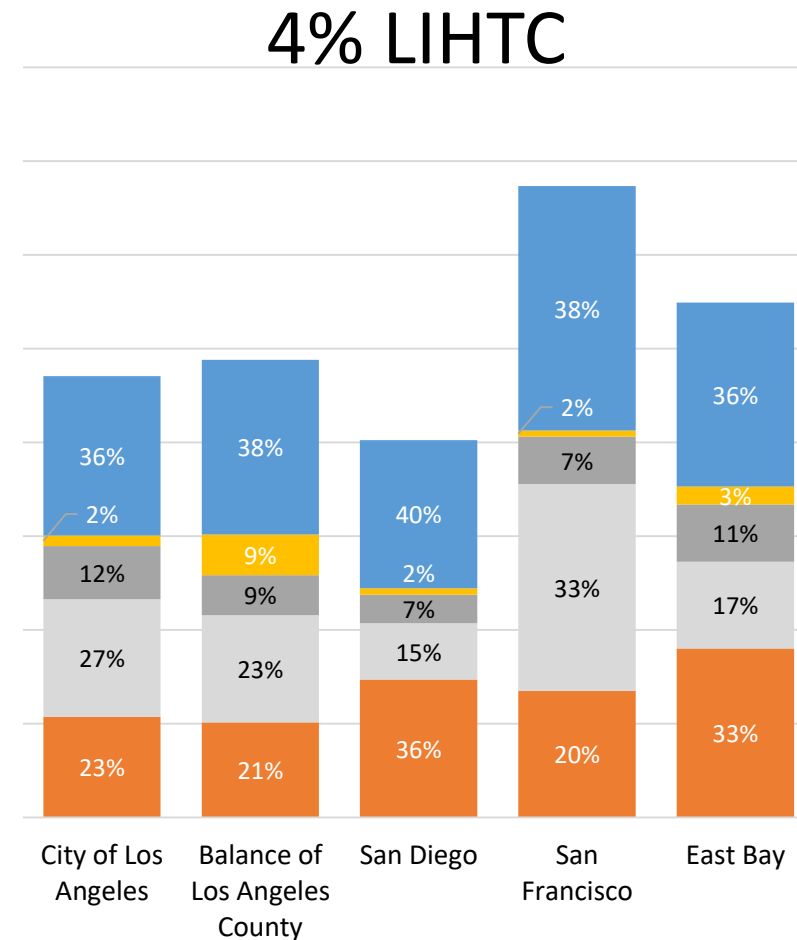
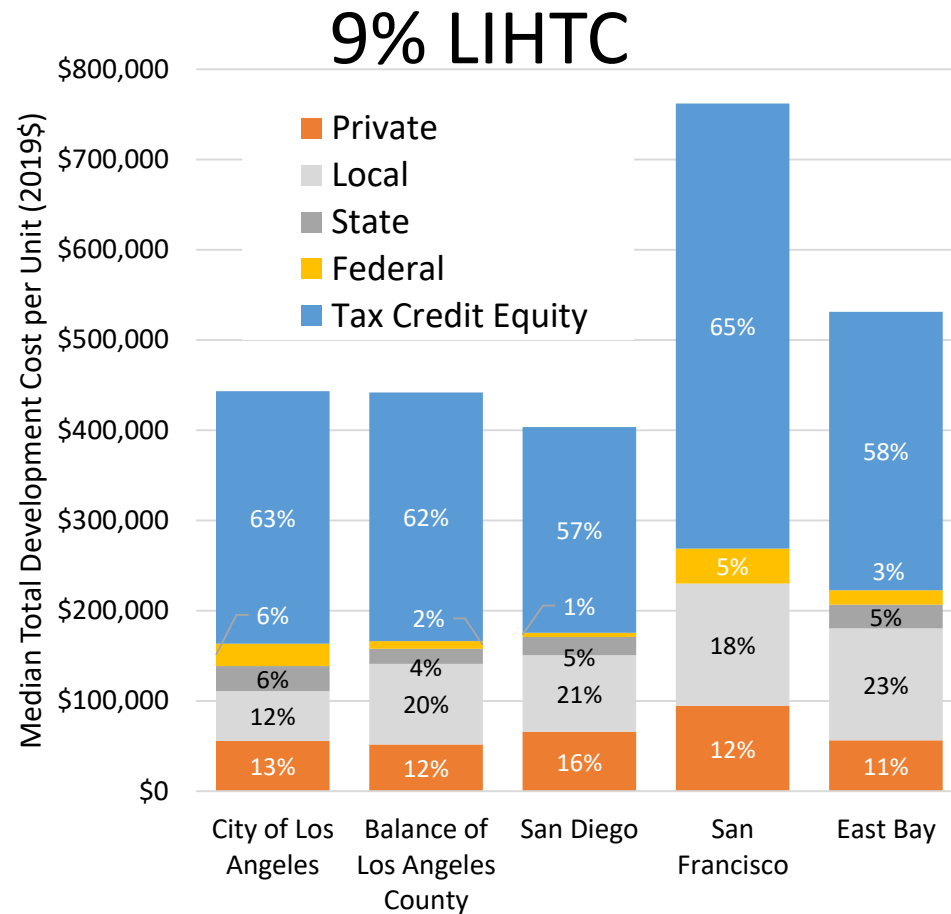
Proximity of At-Risk Affordable Housing to Transit & Gentrification	
At-Risk Affordable Homes	8,873
% of At-Risk Affordable Homes within HQTAs	88%
% within Tract that Recently Gentrified or is At Risk of Gentrification*	7%
% within HQTAs & Tract that Recently Gentrified or is At Risk of Gentrification*	6%

**Sources:** California Housing Partnership Preservation Database, January 2020. UCLA Urban Displacement Project. SCAG.

*\*Defined as all tracts that gentrified between 2000-2015 and those at moderate or high risk of gentrification.*



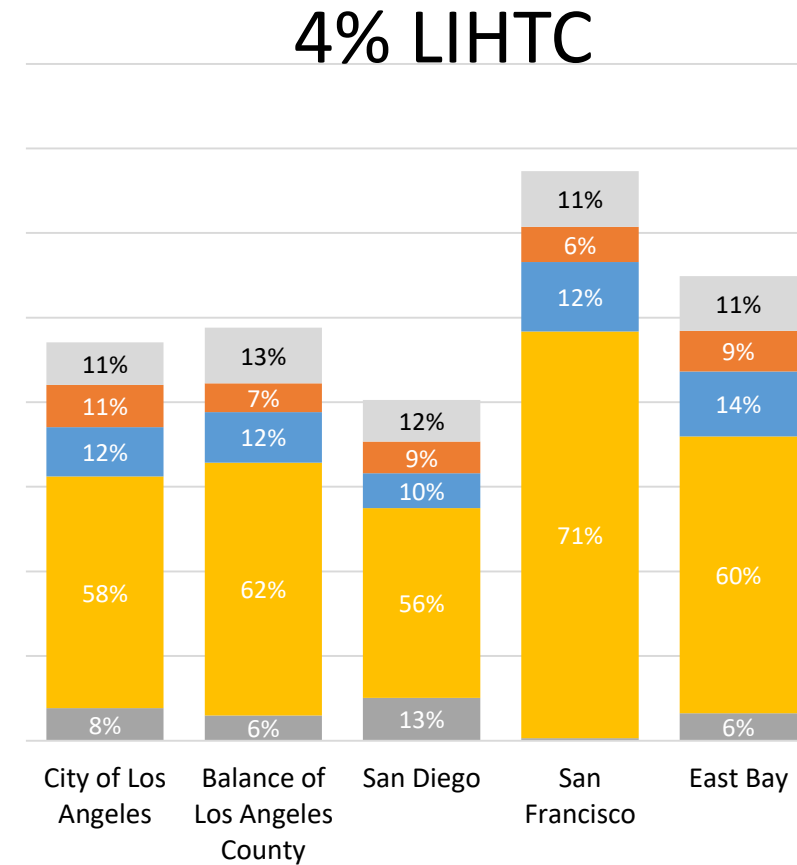
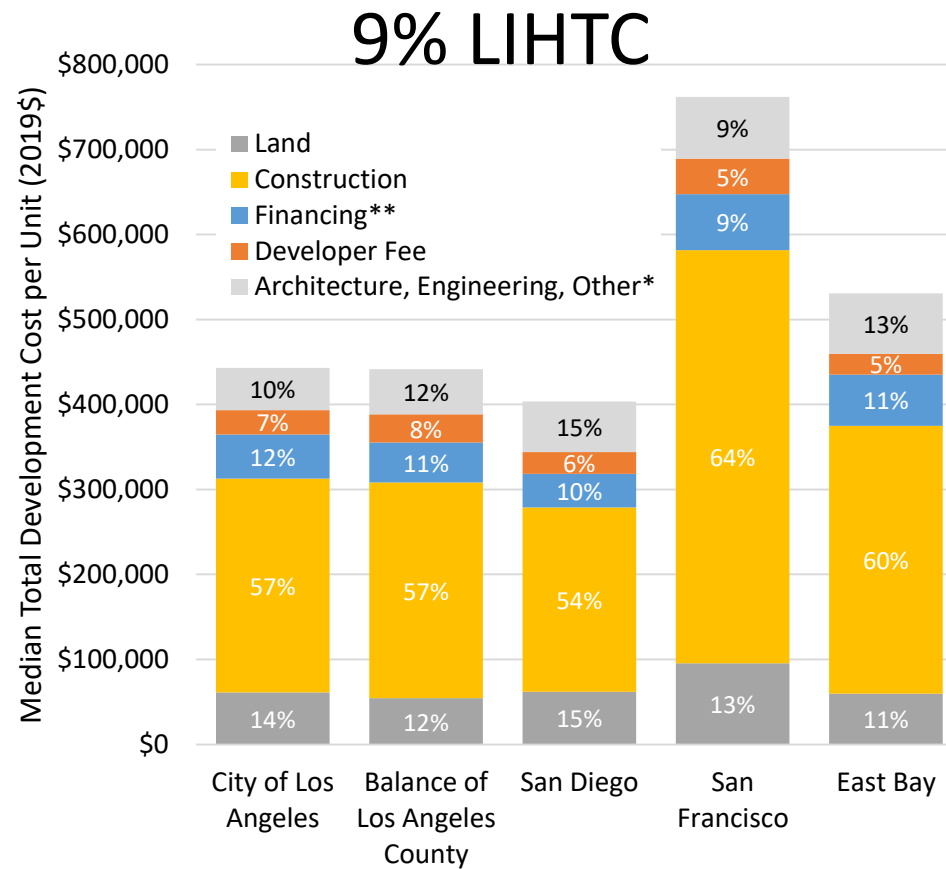
# SOURCES: California Affordable Housing Financing Profiles



**Source:** California Housing Partnership analysis of California Tax Credit Allocation Committee LIHTC applications, 2012-2019.



# USES: California Affordable Housing Financing Profiles



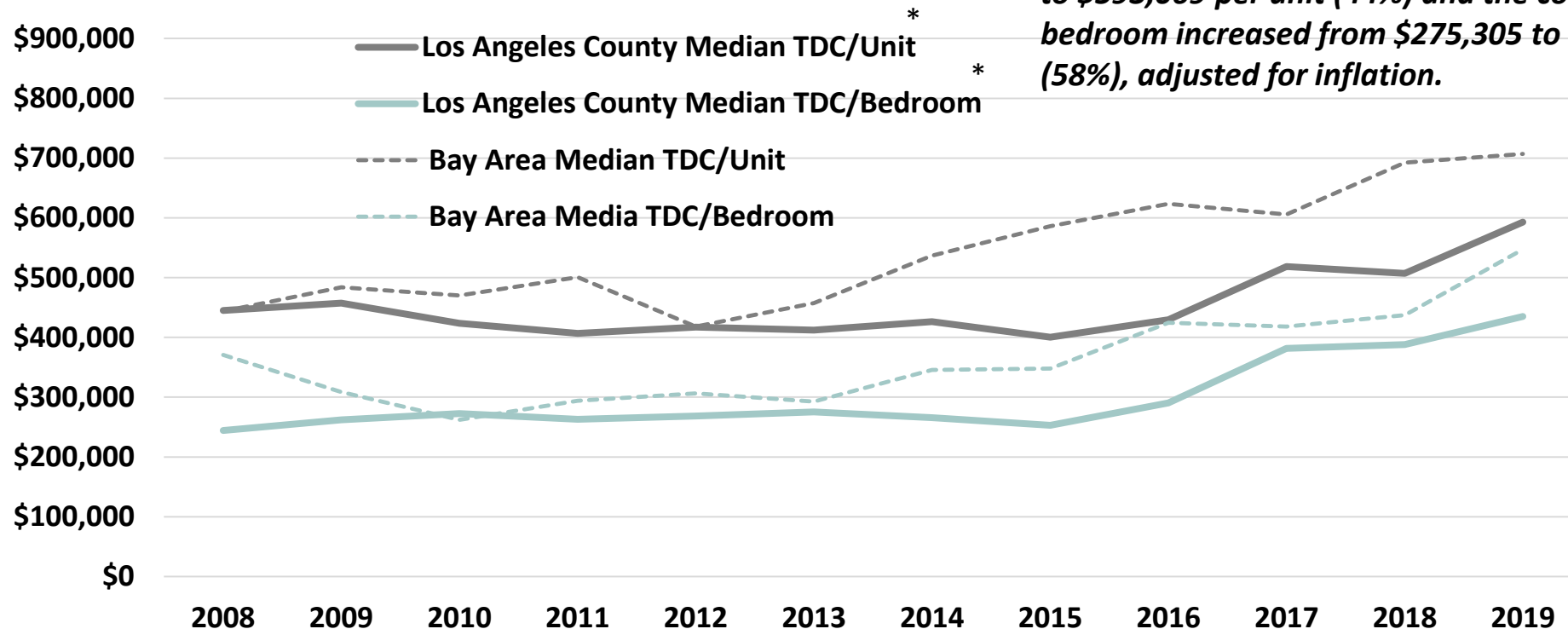
**Source:** California Housing Partnership analysis of California Tax Credit Allocation Committee LIHTC applications, 2012-2019.

\*"Architecture, Engineering, Other" captures expenses like market studies, prevailing wage monitor, marketing, and relocation expenses.

\*\*"Financing" captures construction interest, permanent financing, legal fees, appraisals, and reserves.

# Cost of Developing New Affordable Housing, 2008-2019 (2019\$)

*The cost to develop a new affordable home between 2013 and 2019 increased from \$412,344 to \$593,069 per unit (44%) and the costs per bedroom increased from \$275,305 to \$434,823 (58%), adjusted for inflation.*

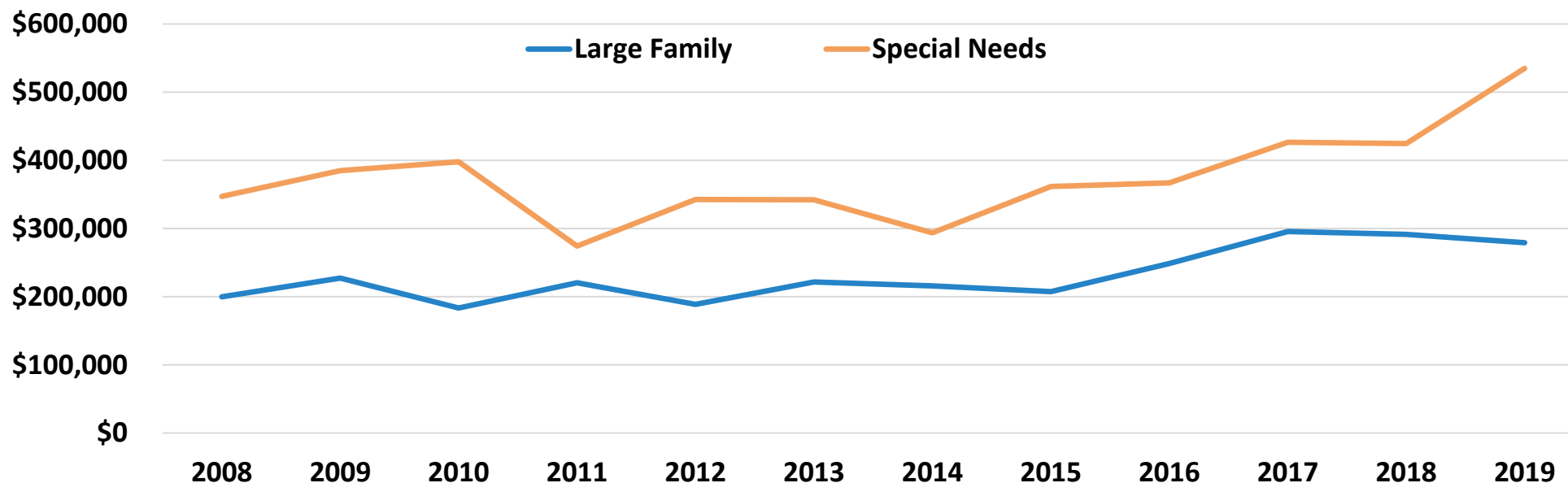


**Source:** California Housing Partnership analysis of TCAC projects database, 2008-2019.

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

# Cost of Developing New Affordable Housing by Housing Type, 2008-2019 (2019\$)

*The share of bedrooms in LIHTC-awarded special needs developments compared to other types of housing increased from 16% in 2013 to 40% in 2019. This shift in the type of affordable housing developed in Los Angeles County could explain some of the cost increases between 2013 and 2019 because, as shown below, LIHTC-awarded special needs developments tend to be more expensive on a per-bedroom basis than other types of housing.*



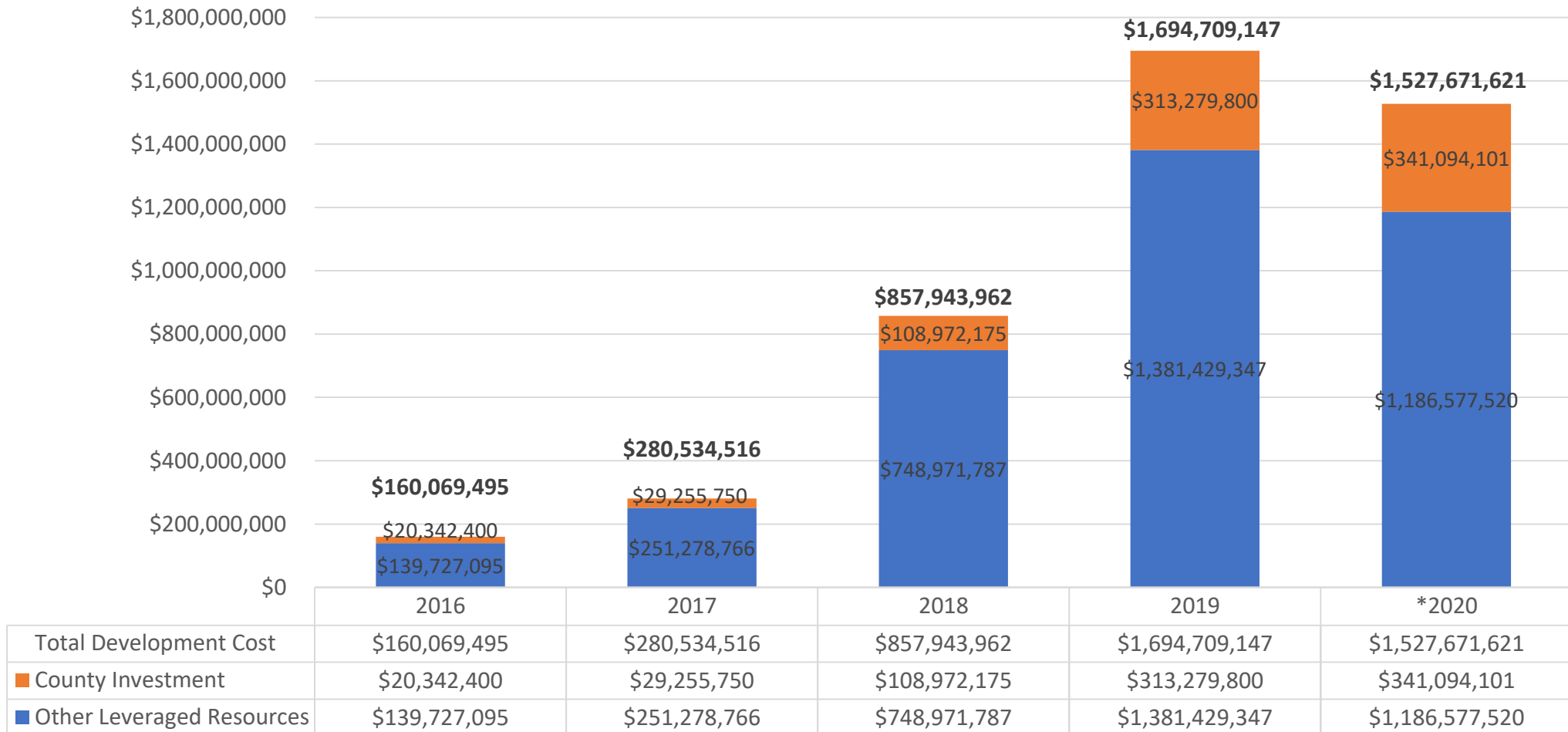
**Source:** California Housing Partnership analysis of TCAC projects database, 2008-2019.

*\*Senior developments were excluded from this graphic because there are too few senior-serving new construction developments to reliably compare historical trends. Non-Targeted developments were excluded because they support residents from all housing types, including special needs households. Thus, comparing costs is misleading.*

# Five-Year County Investment

TOTAL PROJECT FUNDING – NOFA YEARS 2016 TO 2020

County Investment & Other Leveraged Resources

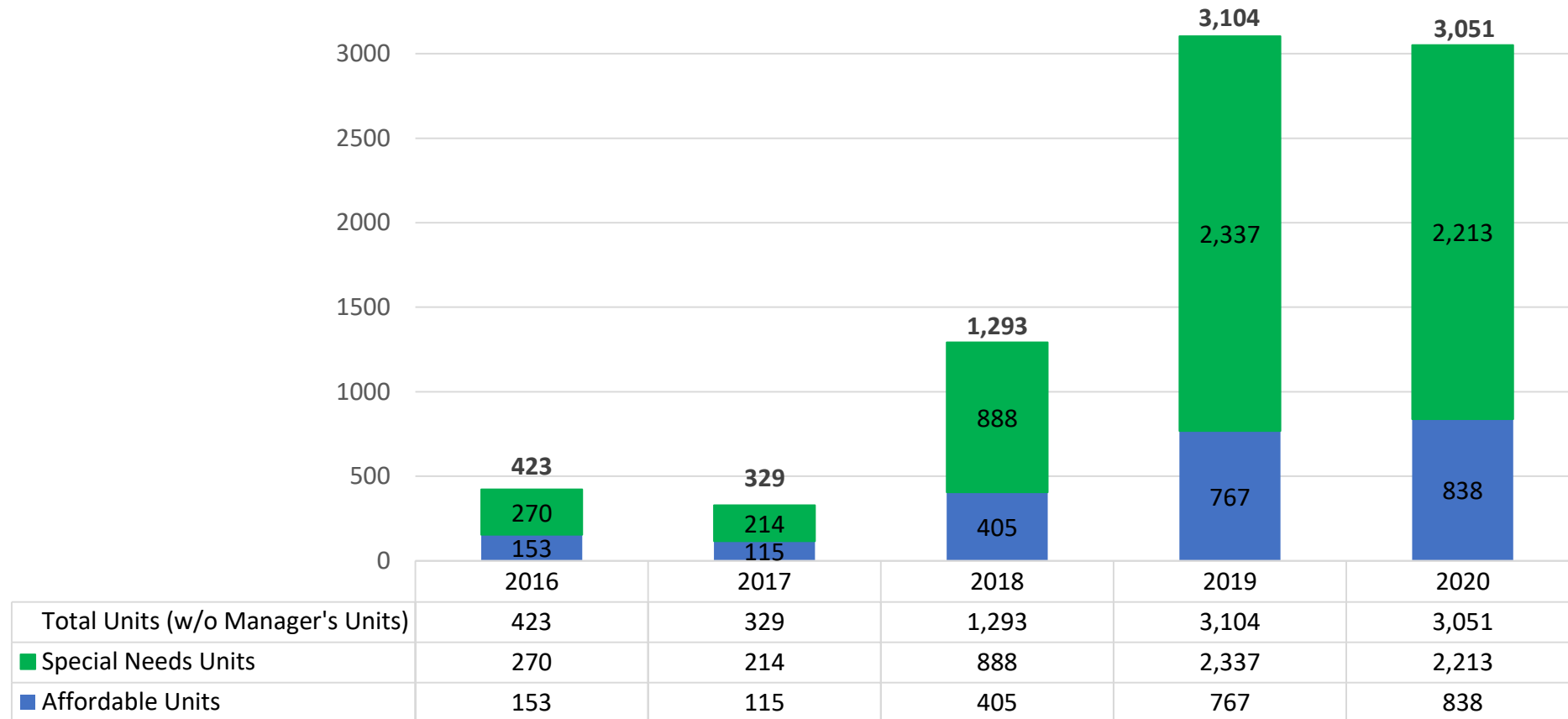


\*Includes projected use of NPLH Funds

# Five Year County Investment

COUNTY INVESTMENT UNIT COUNT NOFA 2016 TO 2020

General Affordable & Special Needs Units



# Five-Year County Investment

