



LACDA

Los Angeles County Development Authority

# Agency Overview and Homeless Activity

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# AGENDA

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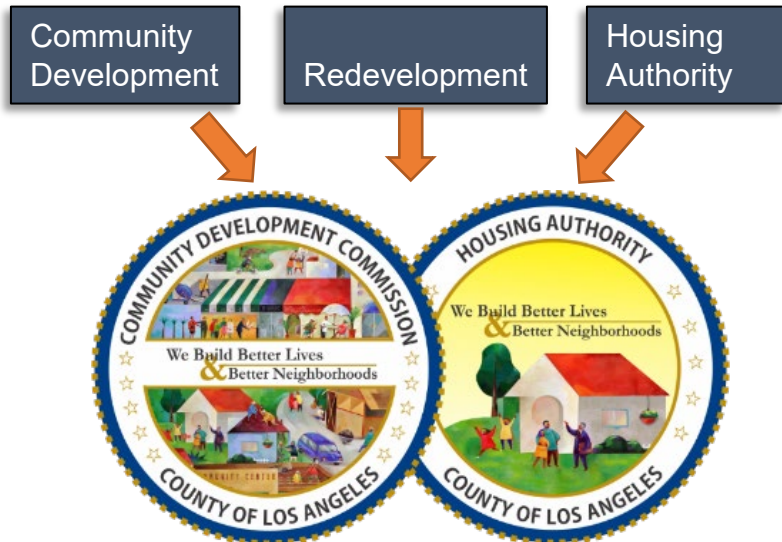
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# Creation and Governance

- In 1982, the Los Angeles County Board of Supervisors consolidated three entities – the Housing Authority, the Community Development Department, and the Redevelopment Agency – to form the Community Development Commission (CDC).

- LACDA is unique in Configuration and governance.
- We are one of the few PHAs given permission to operate with two governing bodies



CDC – responsible for administering community and economic development programs in the unincorporated County and 48 participating cities.

HACoLA – responsible for administering public and assisted housing in the unincorporated County and 62 participating cities.

The Los Angeles County Board of Supervisors serves as the Board of Commissioners for LACDA, setting policy for the agency.

Housing Advisory Committee, comprised of Board appointees and LACDA tenants, makes recommendations to the Board for approval, including housing policies and procedures.

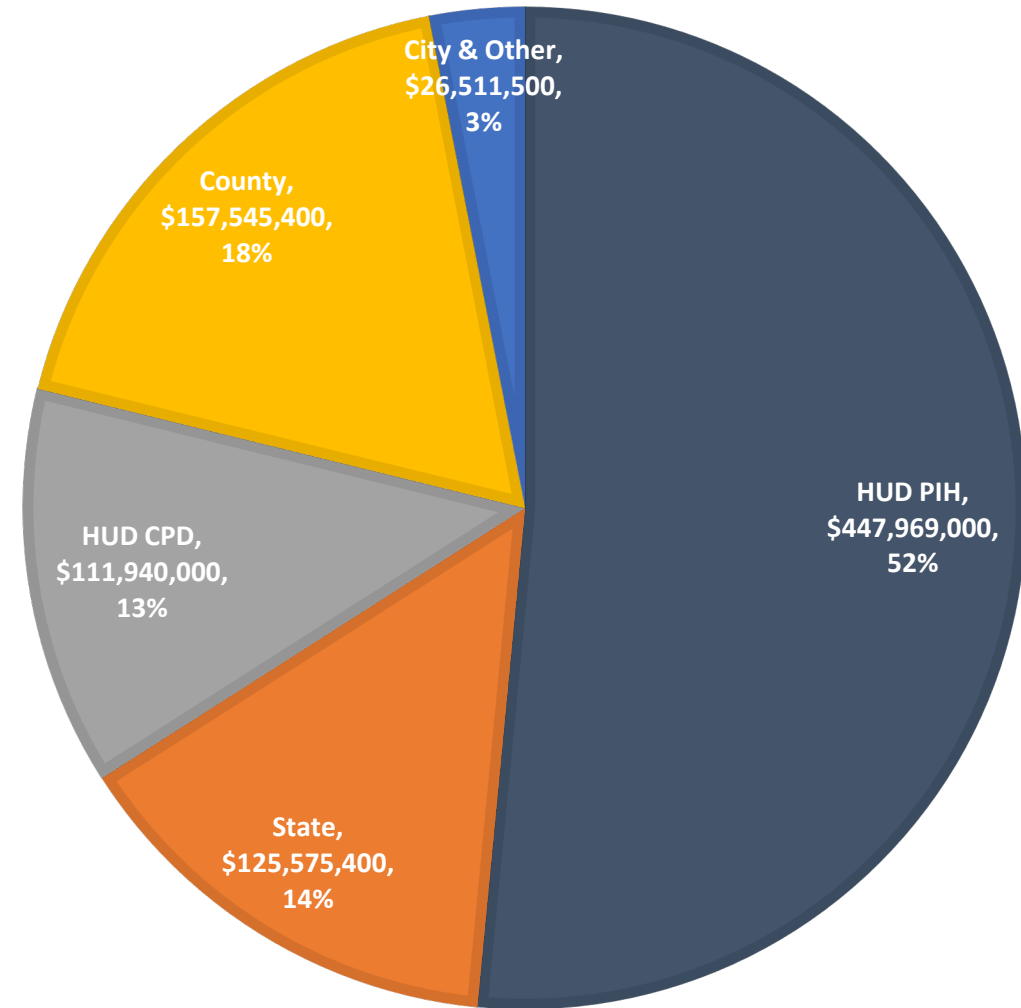


**LACDA**  
Los Angeles County Development Authority

- May 16, 2019, CDC/HACoLA officially rebranded as the Los Angeles County Development Authority (LACDA). **The LACDA is part of the County family, but an independent agency and not a County Department.**

# What We Do

- LACDA is an established, trusted community leader with decades of experience preserving single-family homes; creating affordable rental housing opportunities, funding and constructing parks, libraries, and other public facilities; and providing support to help businesses – small and large – start up or continue their success. LACDA divisions include:
- **Community and Economic Development** - implements and supports a variety of comprehensive and strategic programs to promote the economic well-being of the County
  - Community Development Block Grant program
  - Construction Management and Inspections
  - Economic development activities, such as façade improvements
  - Development of large-scale County projects.
- **Housing Investment and Finance** - manages and administers a number of funds for the development of affordable and supportive housing for rent and sale, targeted for low-income households within the unincorporated areas of the County and within participating cities in the Urban County Program.
  - Multifamily mortgage revenue bonds
  - Home rehabilitation funds
- **Housing Assistance** - oversees programs that provide rental assistance to eligible families who locate housing in the open market or in housing communities with units subsidized by LACDA
  - Housing Choice Voucher (HCV), Project-Based Vouchers (PBV)
  - Veterans Affairs Supportive Housing (VASH)
  - Continuum of Care (CoC)
  - Housing Opportunities for People with AIDS (HOPWA)
- **Housing Operations** - manages 3,229 public and affordable housing units located throughout the County, which includes oversight of site improvements. In addition, the Division offers
  - resident support services
  - education, and job training.



**FY 21/22 LACDA Budget**

# Homeless Activity: HI & Measure H Funded

LACDA serves as a lead agency on 8 strategies, and a collaborative agency on 18, bringing our overall participation to 26 of the 51 strategies. For example

**E10 - Regional Coordination of PHAs** - LACDA convenes a quarterly PHA roundtable to discuss regionally coordinated effort to end homelessness

**E13 - Coordination of Funding for Supportive Housing** - LACDA led effort to create a single application for various capital funding sources

**F4 - Accessory Dwelling Units** - LACDA collaborated with the Los Angeles County Department of Regional Planning (DRP) and the Department of Arts and Culture to develop and administer an ADU design competition and pilot program.

**F7 - PSH development** - LACDA, in collaboration with the CEO, serves as the contract administrator for five (5) innovative housing proposals selected through a Housing Innovation Challenge.

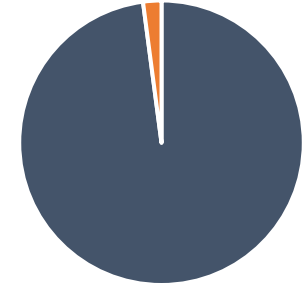
**B6 - Family Reunification program** - LACDA administrators funding on behalf of the Department of Children and Family Services in collaboration with Community Based Organizations to reunify families instead of placing children in foster care. Families receive time limited rental assistance and services.

**Strategy B4 - Facilitate Utilization of Federal Housing Subsidies** - LACDA developed the Homeless Incentive Program (HIP) to encourage landlord acceptance of subsidized tenants with a HUD voucher issued by LACDA and other PHAs by providing:

- Vacancy payments to hold units
  - Security Deposit / Move-in assistance
  - Utility assistance
  - Damage mitigation funds
- With the early success of program, and the passage of Measure H, HIP was expanded to several other PHAs in L.A. County. PHAs dedicate available tenant-based resources to the homeless who are also supported with County funded supportive services.
  - Since inception HIP has housed over **6,000** individuals and families.



Measure H funding 21/22



■ Other Strategies \$521m ■ B4 \$11.1m

HIP FUNDING FY 21-22			
	PHA	Vouchers Committed	Total Budget
1	LACDA	1100	\$4,890,239
2	HACLA	1150	\$4,796,630
3	Long Beach	200	\$881,441
4	Pasadena	20	\$103,667
5	Burbank	20	\$103,667
6	Norwalk	7	\$36,284
7	Pomona	5	\$25,917
8	Redondo Bch	5	\$25,917
9	Culver City	8	\$41,467
	TOTALS	2515	\$10,905,228
<b>Audit Costs</b>	\$200,000	<b>Total Fund</b>	<b>\$11,105,228</b>

# Homeless Activity: Non Measure H Funded

- **Notice of Funding Availability (NOFA)** - LACDA provides capital funding and rental assistance for the creation of new affordable housing, with most of those units reserved for people struggling with homelessness, mental illness, persons with disabilities, chronic homelessness and HIV/AIDS. Funding sources include County Affordable housing trust fund, Department of Mental Health No Place Like Home (NPLH) funding and Mental Health Services Act funding for alternative Housing.

## In the last five years:

- Number of affordable units funded: **9,138**
- Funding provided by LA County for Affordable Housing: **\$813,273,603**
- Leveraged public and private funds: **\$4.01B** (\$5 for every \$1 invested by LACDA)

## Currently:

- Number of affordable units approved in 2021: **1,652**
- Number of developments approved in 2021: **20**
- Projects in construction
  - Projects: **68**
  - Units: **4,600**
  - Funds committed: **\$399** million
- Projects in predevelopment
  - Projects: **44**
  - Units: **3,500**
  - Funds committed: **\$295** million
- **Project-based voucher program (PBV)** - PBVs tie federal rental assistance to specific rental units in a housing development or scattered site setting. LACDA makes PBVs available through the NOFA process to increase housing production. Approximately 400 new project-based voucher units for homeless clients including homeless Veterans are scheduled to come on line in FY 21/22.

- **Housing Choice Voucher Program (HCV)** - Commonly referred to as Section 8, provides tenant-based rental assistance to low-income individuals and families including homeless clients via a homeless waiting list preference. For FY 21/22, LACDA will continue utilizing a sizable portion of its **\$347** million in allocated funding to provide Housing Choice Vouchers for homeless clients.
- **Veterans Affairs Supportive Housing (VASH)** - Federal funding to assist homeless Veterans through the VASH program through both tenant-based and project-based vouchers. FY 21/22 allocation of approximately **\$23** million in VASH funding will support about **3,200** Veteran clients.
- **The Continuum of Care program (CoC)** - Federal funding to provide rental assistance and supportive services for homeless individuals and families with a disability. LACDA administers the CoC program in partnership with LAHSA and various Community Based Organizations, prioritizing resources via the Coordinated Entry System. For FY 21/22, LACDA is allocated approximately **\$29.9** million in funding to support about **1900** individuals and families.
- **Emergency Housing Vouchers (EHV)** - LACDA accepted **1,964** EHV's allocated by the American Rescue Plan Act, enabling us to assist individuals and families with rental assistance, to prevent homelessness or housing instability. Landlord incentives include signing bonus of \$2,500 for each unit leased, and up to \$5,000 one-time reimbursement for new contract inspection repairs, and free property listing!
- **Public Housing Waiting List Preference** - in 2015 LACDA implemented a homeless preference for the South Scattered Sites. The preference has since been expanded to other housing communities including those for seniors.
- **Emergency Solutions Grant (ESG)** - This funding assists people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. LACDA receives funding on behalf of the County, which is passed through to LAHSA. For FY 21/22, LACDA will provide LAHSA **\$1.9** million in ESG funding to support this activity, along with funding received through ESG-CARES.

# Technical and Financial Assistance

- LACDA regularly provides technical assistance that allows the County to make informed decisions regarding County-owned land and County-supported projects, including Project Home Key and Community Land Trust Partnership, and general hospital. Activities include:
  - financial analyses, feasibility studies, administering Requests for Proposals, negotiating development and lease agreements, and providing affordable housing finance expertise.
- LACDA assisted in the development of the County's tenant protection effort by providing input on the Rent Stabilization Ordinance (RSO) and anti-housing discrimination ordinance which protects clients from source of income discrimination. LACDA also worked with the CEO and the Department of Consumer and Business Affairs (DCBA) on the community outreach and education effort.
- **Affordability Watch** - LACDA's preservation database, is currently being updated with additional enhancements and populated with the most accurate project-level information ahead of an anticipated launch in early-to-mid 2022.
- **Tracking Regional Affordability and Challenges to Tenancy (TRACT)** - The TRACT interactive Anti-Displacement mapping tool completed in coordination with the nonprofit community organization SAJE, includes three indices: Displacement Vulnerability, Gentrification Potential, and Gentrification Intensity.
  - TRACT will be instrumental in the County's ongoing preservation and anti-displacement initiatives, such as the report back on the Community Land Trust pilot program and the recent motion to explore a Tenant Opportunity to Purchase Act.

- In 2020 LACDA launched the LA County COVID-19 Rent Relief Program to provide emergency rental assistance to income-eligible renters financially impacted by COVID-19 pandemic.
  - applications received: **88,591**
  - Eligible applicants: **44,919**
  - Households assisted: **14,189**
  - Individuals assisted: **39,636**
  - Assistance provided: **\$117.2 million**
- LACDA also played a crucial role in the County's participation in the ongoing statewide CA COVID-19 Rent Relief Program. The funds, which can cover current rent and utilities plus arrearages are targeted applicants earning 30% AMI and below. To date:
  - Households assisted: **40,050**
  - Total funds requested: **\$1.5 billion**
  - Total funds obligated: **\$808 million**
  - Total funds paid: **\$483 million**
- **Permanent Local Housing Allocation (PLHA)** - PLHA provides funding for acquisition, design, construction, rehabilitation, and preservation of supportive housing for the homelessness. Funding from the State is generated through the \$75 recordation fee on real estate transactions. LACDA began to receive funding for the 2019 and 2020 year, this past year.
  - The County and the 46 participating cities determine how funds will be programmed. LACDA ensures compliance with program requirements. Surrounding jurisdictions not affiliated with LACDA must apply for PLHA funds to receive the grant directly from the State.
  - Total allocation year 1 (2019): **\$11 million**
  - Total allocation year 2 (2020): **\$17 million**



Questions?