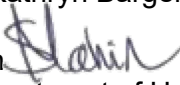




Sarah Mahin, Director

February 20, 2026

To: Supervisor Hilda L. Solis, Chair
Supervisor Holly J. Mitchell, Chair Pro Tem
Supervisor Lindsey P. Horvath
Supervisor Janice Hahn
Supervisor Kathryn Barger

From: Sarah Mahin 
Director, Department of Homeless Services and Housing

NINTH ANNUAL AFFORDABLE HOUSING OUTCOMES REPORT (ITEM NO. 22, AGENDA OF OCTOBER 27, 2015)

BACKGROUND

On October 27, 2015, the Board of Supervisors (Board) adopted a [motion](#) (2015 motion) directing the Chief Executive Office (CEO) to, among various actions, create an Affordable Housing Budget Unit; establish an Affordable Housing Coordinating Committee (Coordinating Committee); and develop an annual Affordable Housing Outcomes Report (Outcomes Report). The attached 2025 Ninth Affordable Housing Outcomes Report (2025 Outcomes Report) continues to measure the County of Los Angeles' (County) need for affordable housing, reviews existing housing inventory and investments, and provides data-driven policy recommendations to further support strategies and allocate resources for the production and preservation of affordable housing throughout the County.

DEVELOPMENT OF OUTCOMES REPORT

The 2015 motion instructed the Coordinating Committee to develop an Outcomes Report with policy recommendations informed by: 1) an analysis of available and affordable housing units for lower-income households; and 2) an assessment of outcomes resulting from the County's affordable housing investments. Consistent with the eight prior Outcomes Reports, the CEO retained the services of the California Housing Partnership (CHP) to prepare the report. CHP worked with relevant departments and Coordinating Committee members to draft the report, which was presented at the Coordinating Committee meeting on June 26, 2025.

As directed by the [September 26, 2017 motion](#), the Coordinating Committee is comprised of one Board appointee from each Board Office and representatives from the CEO and Departments of Consumer and Business Affairs, Los Angeles County Development Authority (LACDA), Health Services, Mental Health, Public Health, Regional Planning, and Los Angeles Homeless Services Authority. The meetings of the Coordinating Committee include participation from public stakeholders.



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

SUMMARY OF FINDINGS AND RECOMMENDATIONS

The annual gap in affordable and available housing for lower-income households shows the County needs to add 485,667 affordable homes to meet the current demand among renter households at or below 50 percent of the Area Median Income.

The current shortfall improved by 8,779 affordable homes or nearly two percent, compared to the previous report in 2024. Between 2014 and 2023, the shortfall of affordable and available homes for the lowest income renter households in the County declined by 17 percent, or 96,156 homes. Factors such as the County's additional investments and activities as described in Sections 2 and 3 of the 2025 Outcomes Report, including affordable housing inventory and County-administered affordable rental housing resources, likely contributed to the shortfall's overall decline since 2014. In addition to assessing affordable housing need by measuring the shortfall of affordable homes, the 2025 Outcomes Report continues to track the prevalence of housing cost burden, year-to-year trends by Supervisorial District, and trends in the cost of developing affordable housing in the County.

The County and partner local jurisdictions have helped developers and service providers leverage State and Federal resources to invest locally controlled funding into affordable housing production, preservation, and rental and operating subsidies, while promoting the adoption of pro-housing policies such as density bonuses.

The attached 2025 Outcomes Report highlights these collaborative efforts by identifying 152,295 Federal, State, and County-administered affordable homes that were administered in calendar year 2024, an increase of over three percent from the 2023 inventory of affordable homes. The attached report finds the County is at risk of losing approximately 8,650 existing affordable homes in the next five years¹, with 81 percent located in transit-accessible neighborhoods.

Informed by data and analyses, the attached 2025 Outcomes Report includes eight recommendations:

A. Preservation

1. Consider evaluating modifications to insurance requirements for affordable housing developers.
2. Review data and evidence to assess and develop a plan to address unmet service needs for high-acuity permanent supportive housing tenants.
3. Evaluate options to reallocate net cash flow and excess reserves to buildings with operating deficits.
4. Increase investments or implement strategies to reduce conversion risk.

B. Increase Funding for Affordable Housing

5. Encourage the leverage of decarbonization incentives.

¹ At risk developments 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.

6. Establish regular and predictable criteria and timing for County funding programs.
7. Implement new models for permanent supportive housing production in the face of project-based voucher scarcity.

C. Support Innovative and Cost-Saving Strategies

8. Balance aging portfolio needs with new production in the Los Angeles County Affordable Housing Solutions Agency (LACAHSA)'s program implementation.

CONCLUSION

The Ninth Annual Outcome Report's recommendations offer considerations for guiding the regional allocation of resources to increase affordable housing for lower-income households and prevent and reduce homelessness. In collaboration with LACDA and LACAHSA, the CEO and the Department of Homeless Services and Housing will continue to work with relevant departments to recognize broader countywide planning efforts and implement strategies to address the region's housing affordability crisis.

Should you have any questions concerning this matter, please contact me or Leepi Shimkhada, Interim Chief Program Officer, at (213) 833-5363 or lshimkhada@hsh.lacounty.gov.

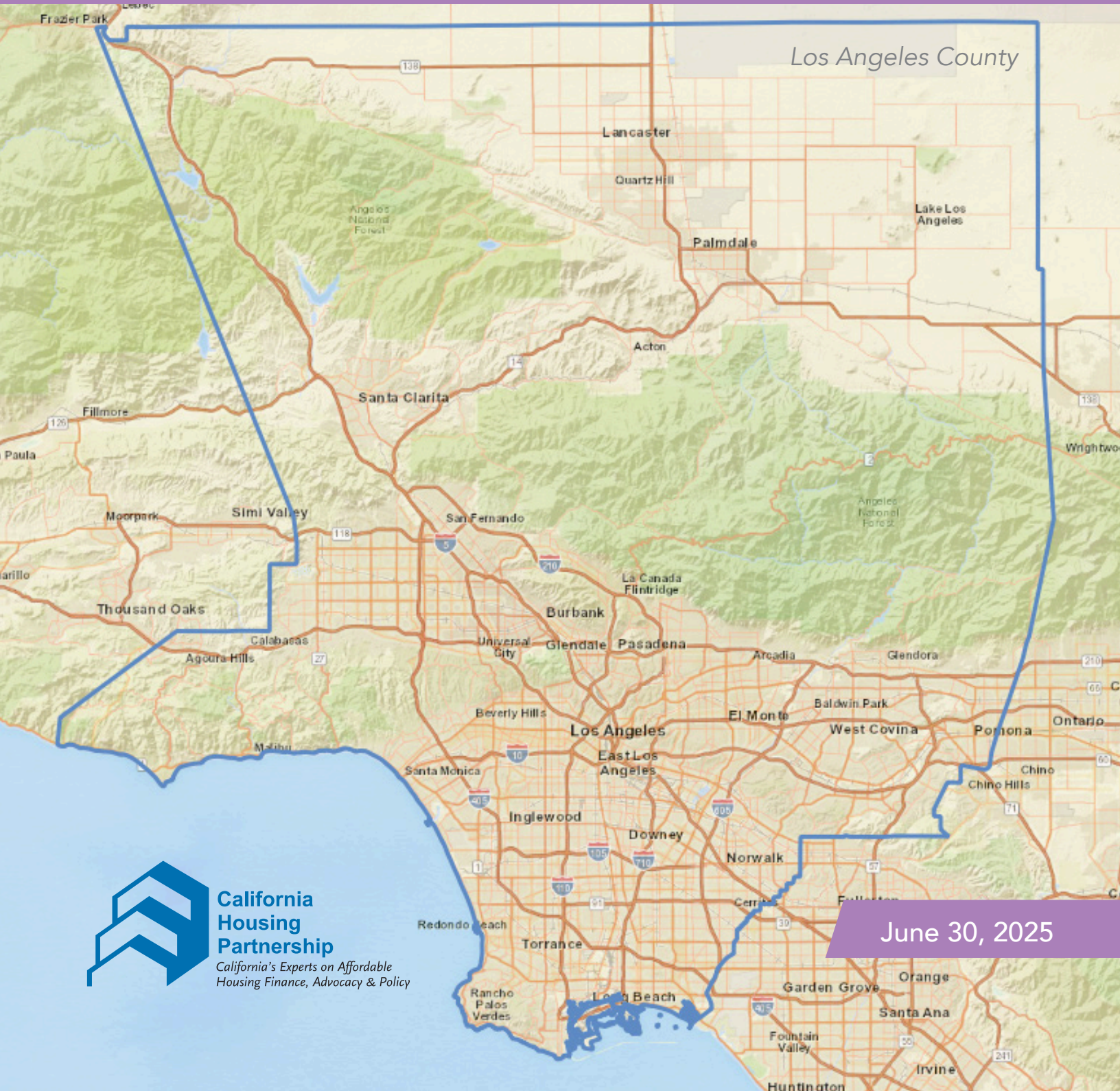
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Attachment

- c: Executive Office, Board of Supervisors
 Chief Executive Office
 County Counsel
 Consumer and Business Affairs
 Health Services
 Los Angeles County Development Authority
 Mental Health
 Public Health
 Regional Planning
 Los Angeles County Affordable Housing Solutions Agency
 Los Angeles Homeless Services Authority

2025 LOS ANGELES COUNTY

Annual Affordable Housing Outcomes Report



Los Angeles County



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

June 30, 2025

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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 2024 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 2025 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 2025. 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

This 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 2024, Los Angeles County and partner local jurisdictions helped developers and service providers leverage state and federal resources to grow the county’s total inventory to more than 152,000 affordable homes, a four (4) percent increase from 2023. 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 \$1 billion 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 have 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 485,667 in 2023. Despite this significant progress in reducing the shortfall in affordable homes, the 2024 Point-In-Time (PIT) Count revealed that there are still more than 75,000 individuals experiencing homelessness in the county, meaning that progress is not yet sufficient to meet the growing need for affordable homes and related services.

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, 86 percent of deeply low-income (DLI) households, 73 percent of extremely low-income (ELI) households, and 43 percent of very low-income (VLI) households were severely cost burdened in 2023.¹ Since 2014, the rate of severe cost burden has declined for DLI and ELI households and has increased for VLI, Low-Income, 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 64 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. Noted in Section 2, rising rents and expiring restrictions have put Los Angeles County at risk of losing 8,650 existing affordable homes unless the County and other stakeholders take action to preserve them.

As described in Section 3, investments by the County in 2024 funded more than 2,300 affordable homes, more than the last three years combined primarily due to the availability of No Place Like Home Funds. This is a significant boost to the what the County has invested in to date—nearly 600 affordable developments with 33,500 affordable homes. This past year also saw a record number of

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.

openings of more than 2,500 affordable homes and the largest number of households served by county rental subsidy programs.

As noted in Section 4, 81 percent of at-risk affordable homes in the county are in transit-accessible neighborhoods, and 44 percent of these homes are located in high Displacement Vulnerability areas identified in LACDA's 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, 13 percent of the more than 3,300 affordable family homes that are at risk of conversion to market are 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 2024. 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 2021. Since 2021, costs have increased by a total of 28 percent per unit. However, between 2023 and 2024, costs per unit increased by only one (1) percent and decreased by eleven (11) percent per bedroom. Construction costs—labor and materials—comprise most of the typical development costs for newly constructed affordable homes. Acquisition costs comprise 40 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.

Recommendations in Section 6 are summarized as follows:

Preservation

1. Consider evaluating modifications to insurance requirements for affordable housing developers.
2. Review data and evidence to assess and develop a plan to address unmet service need for high-acuity PSH tenants.
3. Evaluate options to reallocate net cash flow and excess reserves to buildings with operating deficits.

³ For more information, see the TCAC/HCD Opportunity Map page on the TCAC website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>.

4. Increase investments or implement strategies to reduce conversion risk.

Increase Funding for Affordable Housing

5. Encourage leverage of decarbonization incentives.
6. Establish regular and predictable criteria and timing for County funding programs.
7. Implement new models for permanent supportive housing production in the face of project-based vouchers (PBV) scarcity.

Support Innovative and Cost-Saving Strategies

8. Balance aging portfolio needs with new production in LACAHSAs program implementation.

About the Author and Acknowledgements

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 \$37 billion in private and public financing to preserve and create more than 96,000 affordable homes for low-income households. For more information, visit chpc.net/about-us. Contributors to this Report were Associate Research Director Danielle M. Mazzella, Senior Research Associate Ray McPherson, Research and Policy Associate Yasmin Givens, Research Manager Matt Alvarez-Nissen, Managing Director, Research Director Anthony Vega, Managing Director, Financial Consulting Paul Beesemyer, and President & CEO Matt Schwartz.

LOS ANGELES COUNTY 2025 AFFORDABLE HOUSING DASHBOARD: A Countywide Snapshot

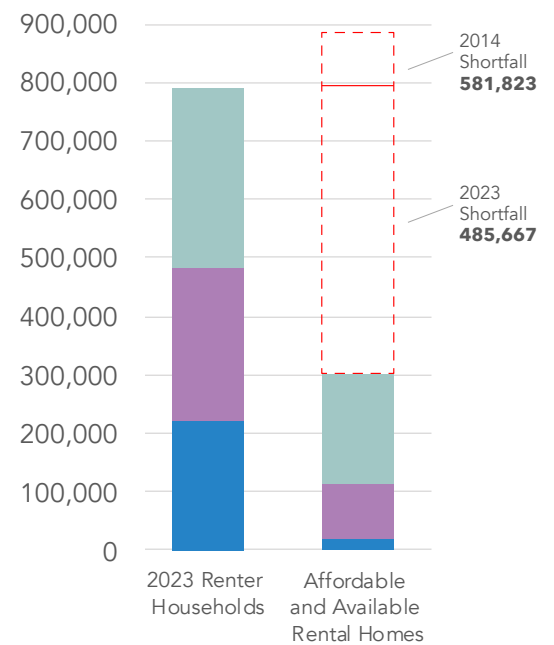
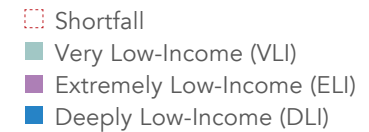
Affordable Housing Shortfall

Los Angeles County has a shortfall of 485,667 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 96,000 homes between 2014 and 2023.

Housing Affordability Gap Analysis for Lowest Income Households

Renter Group		Cumulative Surplus or Deficit of Affordable Rental Homes*	% Change from 2014 to 2023
DLI	0-15% AMI	-185,676	↗ 23%
ELI	15-30% AMI	-374,071	↘ -11%
VLI	30-50% AMI	-485,667	↘ -17%

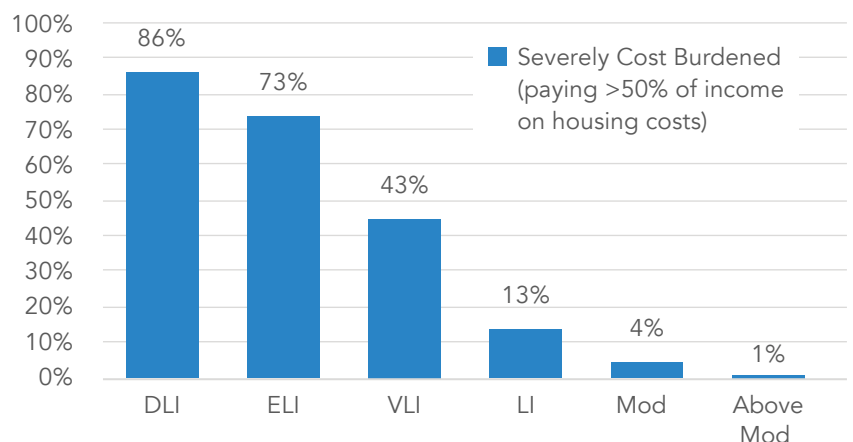
*Source: California Housing Partnership analysis of 2014 and 2023 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology. *The surplus or deficit includes homes occupied by households at or below the income threshold of the income 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 2023, 86% of deeply low-income households (earning less than or equal to 15% of AMI) and 43% of very low-income households (earning between 30 – 50% AMI) are severely cost burdened, while 4% of moderate-income households experience this level of cost burden. Severe cost burden is defined as spending more than 50% of household income on housing costs.



Source: California Housing Partnership analysis of 2014 and 2023 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

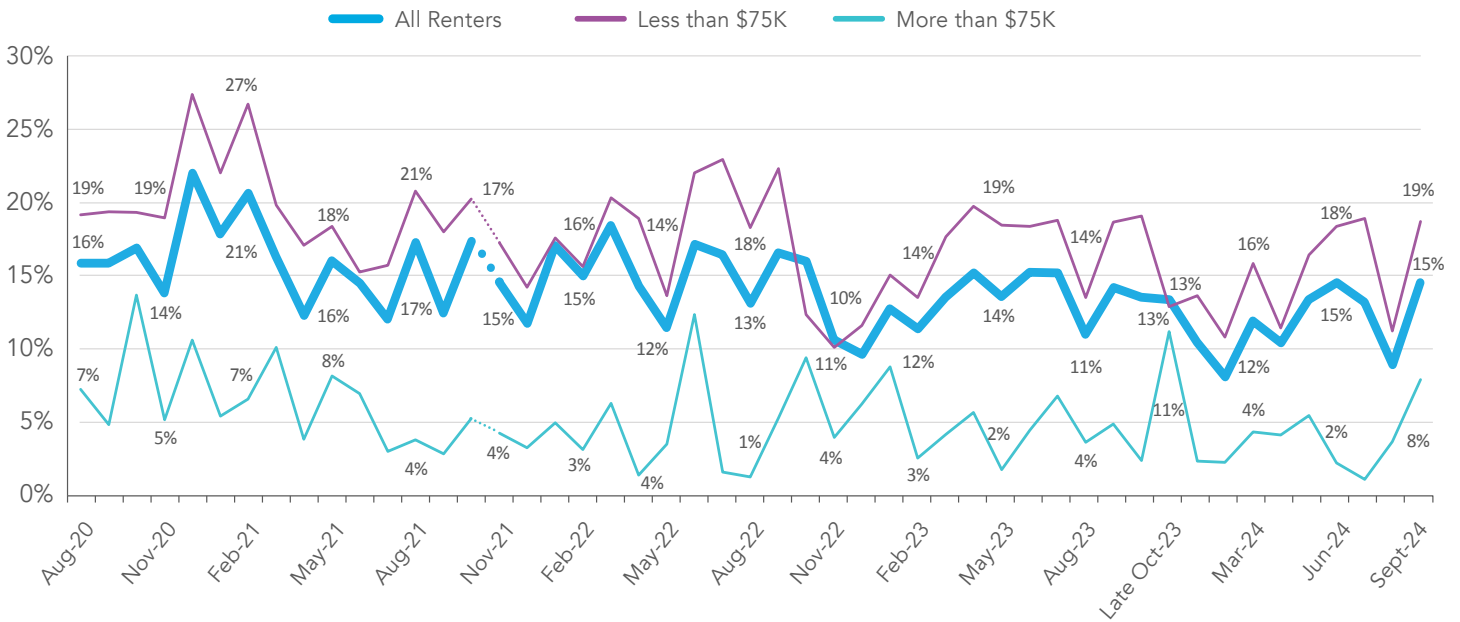
Los Angeles County Renter Households

Renter Group	Number of Severely Cost Burdened Households 2023		% Change from 2014*
Deeply Low-Income (DLI)	192,947	↗	23%
Extremely Low-Income (ELI)	191,934	↘	-24%
Very Low-Income (VLI)	128,826	↘	-6%
Low-Income (LI)	50,099	↗	28%
Moderate-Income (Mod)	14,239	↗	124%
Above Moderate-Income (Above Mod)	2,166	↗	11%
TOTAL (All Income Groups)	580,211	↘	-2%

Source: California Housing Partnership analysis of 2014 and 2023 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* Not Caught Up on Rent Payments (August 2020-September 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, 2020-2024. 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. The Households Pulse Survey ended in September of 2024.

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 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

Supervisory District (SD)	Affordable Homes	At-Risk Affordable Homes*	County-Administered Affordable Homes**
SD 1	45,762	2,333	10,933
SD 2	35,523	1,322	8,491
SD 3	29,611	2,789	3,567
SD 4	19,691	1,128	5,921
SD 5	21,708	1,078	4,601
TOTAL (County)	152,295	8,650	33,513

Source: California Housing Partnership Preservation Database, LACDA, HACLA, DRP, and DMH.

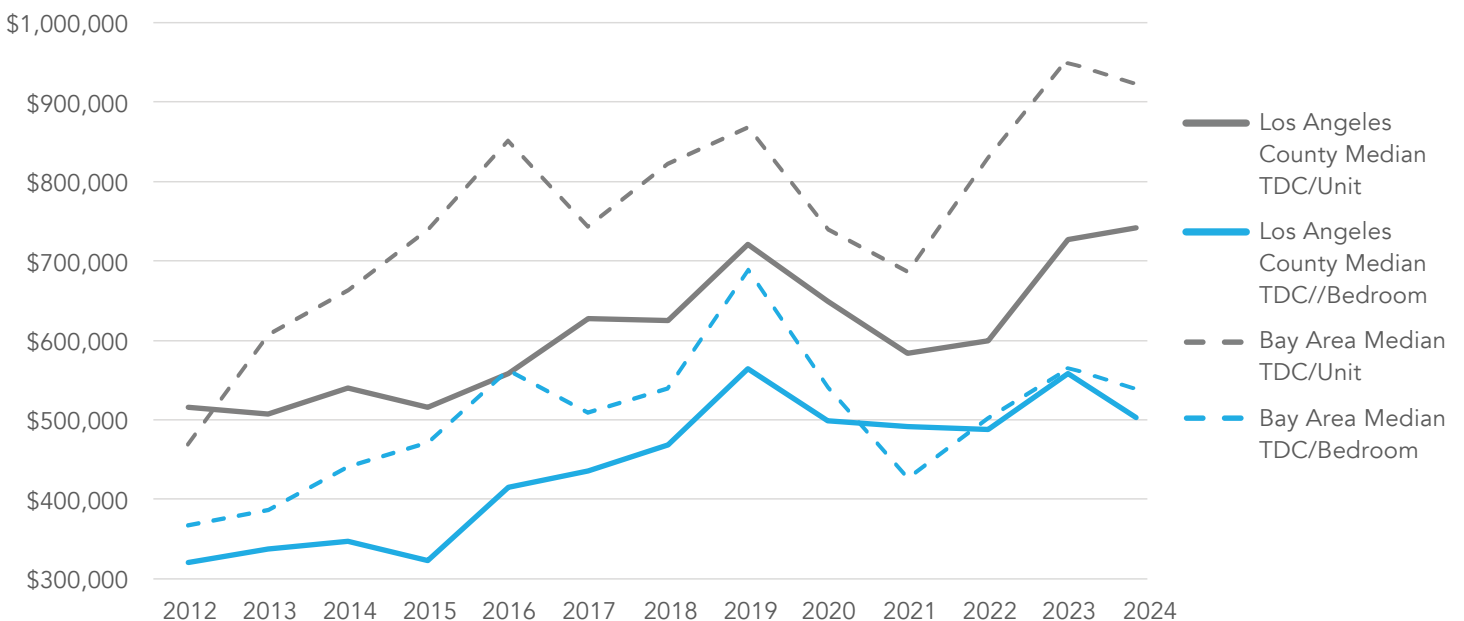
*This is a subset of the total number of affordable homes.

**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, 2012-24 (2024\$)

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 2021. Since 2021, costs per unit and per bedroom have increased. In 2024, per-unit costs were \$10,000 higher and per-bedroom costs were \$59,000 lower, a 1% increase per-unit and 11% decrease per-bedroom from 2023.



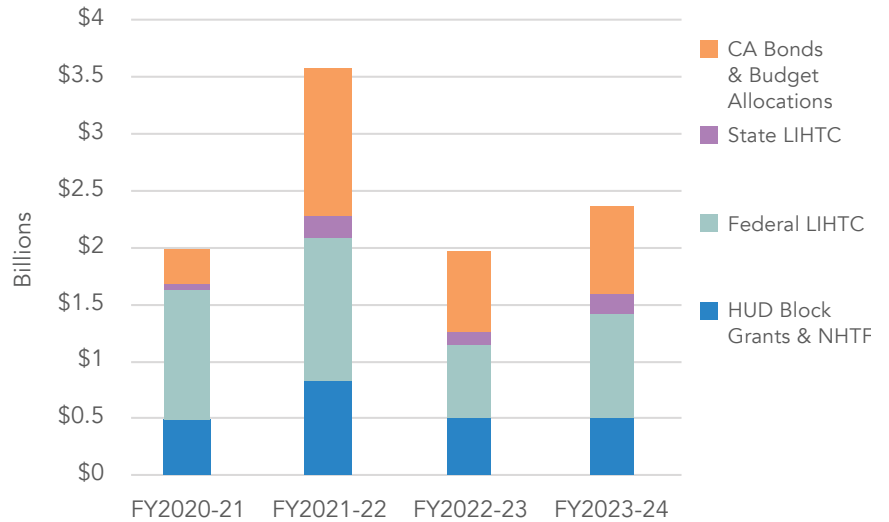
Source: California Housing Partnership analysis of LIHTC application and staff meeting notes from TCAC, 2012-2024. In this analysis, the Bay Area is defined as the five most urbanized Bay Area counties – Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara.

Investments in Affordable Housing

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

State funding increased 13% and federal funding increased 23% for housing production and preservation in Los Angeles County from FY2022-2023 to FY 2023-2024.

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	FY2020-21	FY2021-22	FY2022-23	FY2023-24	% Change FY2022-23
State Housing Bonds and Budget Allocations	\$310,985,825	\$1,313,538,695	\$711,750,326	\$754,399,716	6%
State LIHTC	\$64,267,847	\$199,492,813	\$117,718,122	\$180,690,939	53%
STATE TOTAL	\$375,253,672	\$1,513,031,508	\$829,468,448	\$935,090,655	13%
Federal LIHTC	\$1,167,191,979	\$1,260,238,752	\$649,841,460	\$891,617,858	37%
HUD Block Grants + NHTF	\$495,640,973	\$824,527,689	\$490,545,709	\$512,501,102	4%
FEDERAL TOTAL	\$1,662,832,952	\$2,084,766,441	\$1,140,387,169	\$1,404,118,960	23%

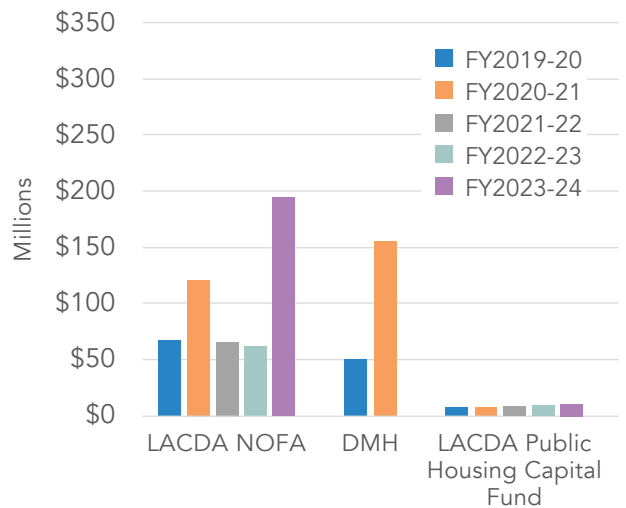
County Capital Investments in Affordable Housing in 2024

The LACDA NOFA funded 2,309 affordable homes in 2024. LACDA allocated more than \$9 million of the Capital Fund Program across their 68 affordable housing development portfolio.

Department	Total Affordable Homes Funded in 2024	2024 Expenditures	% Change in Expenditures from 2023
LACDA NOFA	2,309	\$192,270,000	214%
LACDA Public Housing Capital Fund	N/A*	\$9,313,854**	1%***
DMH	0	0	0%
TOTAL	2,309	\$201,583,854	186%

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.

*Funding used to rehabilitate public housing developments.
 **Represents fiscal year 2024 capital fund program budget.
 ***Change from fiscal year 2023 capital fund program budget.



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.

Beginning with the 2024 report, several of the race and ethnicity categories from the Census were aggregated 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 2023 and 2024 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.

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.

TABLE 1: LOS ANGELES COUNTY INCOME LIMITS WITH HUD ADJUSTMENTS (2023)

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**
\$98,200	DLI (≤15% AMI)	\$18,915	19%	\$473
	ELI (16-30% AMI)	\$37,850	39%	\$946
	VLI (31-50% AMI)	\$63,050	64%	\$1,576
	LI (51-80% AMI)	\$100,900	103%	\$2,522
	Moderate (81-120% AMI)	\$151,320	154%	\$3,783
	Above Moderate (>120% AMI)	>\$151,320	>154%	>\$3,783

Source: Los Angeles County Income Limits. 2023. 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, \$473 is the affordable monthly rent for a DLI household earning \$18,915.

Supervisorial Districts

Housing need is examined for the whole of Los Angeles County and for each of the County's five Supervisorial Districts (SD)⁴. 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.

Trends in Housing Tenure and Demographics

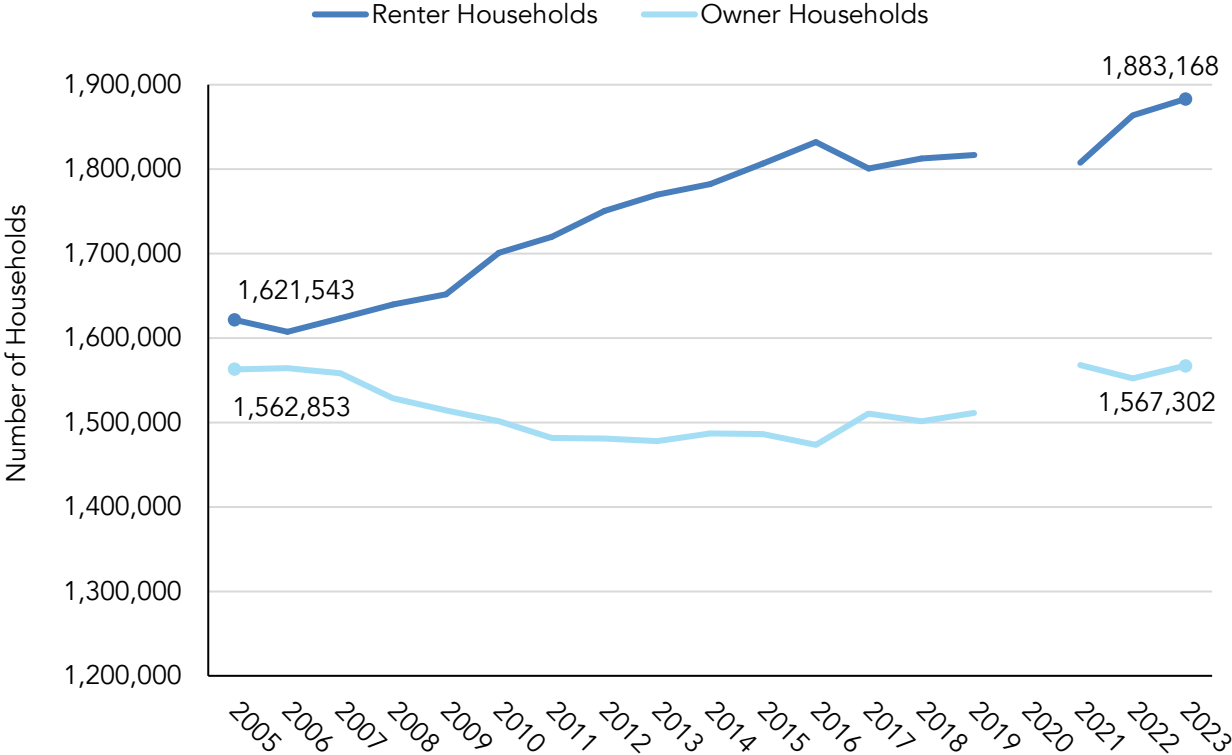
This section examines trends in housing tenure (renter and owner-occupied) and demographics of renter households to provide important context for Los Angeles County's housing affordability challenges. Due to data collection challenges for the 2020 1-year ACS data products (as described above), this analysis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

⁴ 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/>.

Housing Tenure Trends

Most Los Angeles County households—55 percent—live in rental housing. Between 2005 and 2023, more than 260,000 renter households have been added. The number of renter households has increased steadily over time, despite a slight drop during pandemic years (see Figure 1 below). By comparison, the number of owner-occupied households experienced a fairly steady decline until 2017 when it began to rise. Homeownership jumped during the pandemic, exceeding 2005 levels, and has since remained fairly level from 2021-2023. These trends represent a 16 percent increase in renter households and a 0.3 percent increase in owner households between 2005-2023.

FIGURE 1: CHANGE IN LOS ANGELES COUNTY HOUSEHOLDS BY TENURE (2005-2023)

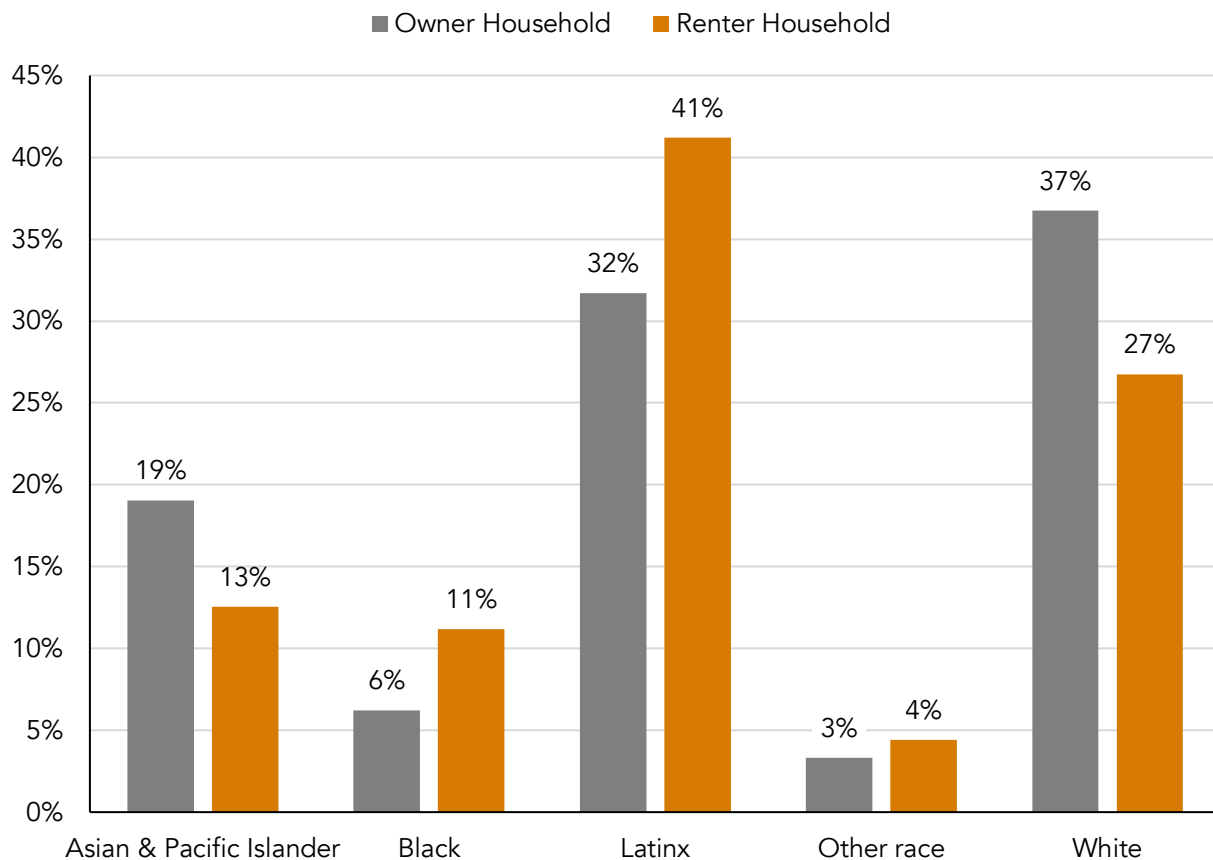


Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2005-2023. Due to pandemic-related challenges in data collection, ACS Census data from 2020 were left out of this analysis. Please note that the total number of renter households in Figure 1 and the other tables and graphs in this report do not match perfectly because they rely on a slightly different data source. Estimates from PUMS data are expected to be slightly different from the corresponding ACS estimates (such as in this figure) because they are subject to additional sampling error and further data processing operations.

Renter households in Los Angeles County differ from owner households in several important ways. For example, according to the 2023 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 eleven (11) percent of the renters. In contrast, White households make up 32 percent of the population but are 37 percent of the owners and 27 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 (2023)



Source: California Housing Partnership analysis of 2023 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.⁵

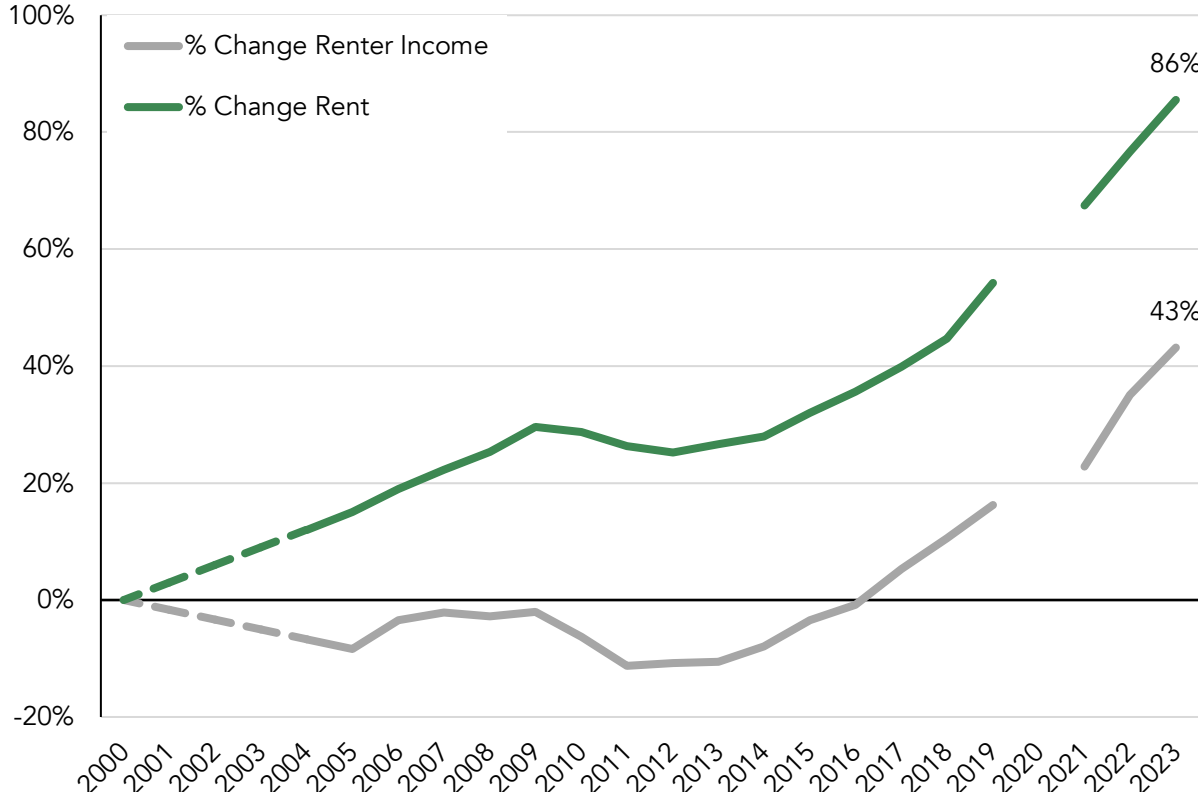
⁵ Throughout this report, the categorization of people by race and ethnicity is based on responses to U.S. Census surveys, specifically the American Community Survey and the Household Pulse Survey. For most indicators, people are categorized as Black, Latino or Latinx (used interchangeably), Asian & Pacific Islander, White, or Other race. For more information on these groups, see Appendix A: Methodology.

Change 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.

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 2014, but rents have grown at an even faster pace. Adjusted for inflation, median renter income has grown 43 percent since 2000, while median rent has increased 86 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 (2000-2023)*



Source: California Housing Partnership analysis of U.S. Census Bureau ACS, 1-year estimates, table ID: S2503, 2000-2023. 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 2023 dollars.

The median income for renter households grew to \$65,176 in 2023, while the median gross rent grew to \$1,896 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 \$75,840 per year, \$10,664 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 23 percent (\$12,244) from \$52,932 in 2019 while rent grew 20 percent between 2019 and 2023, up \$319 from 1,577 per month. Despite the growth in income, as of 2023, nearly two-thirds (62 percent) of renter households were earning up to 80 percent of AMI (“low-income” or “LI”) and those earning up to 30 percent AMI (“extremely low-income” or “ELI”) account for more than one-quarter (26 percent) of all renter households.⁶

Growth has also occurred in the number of renter households in the county, up six (6) 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 22 percent and eight (8) 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.

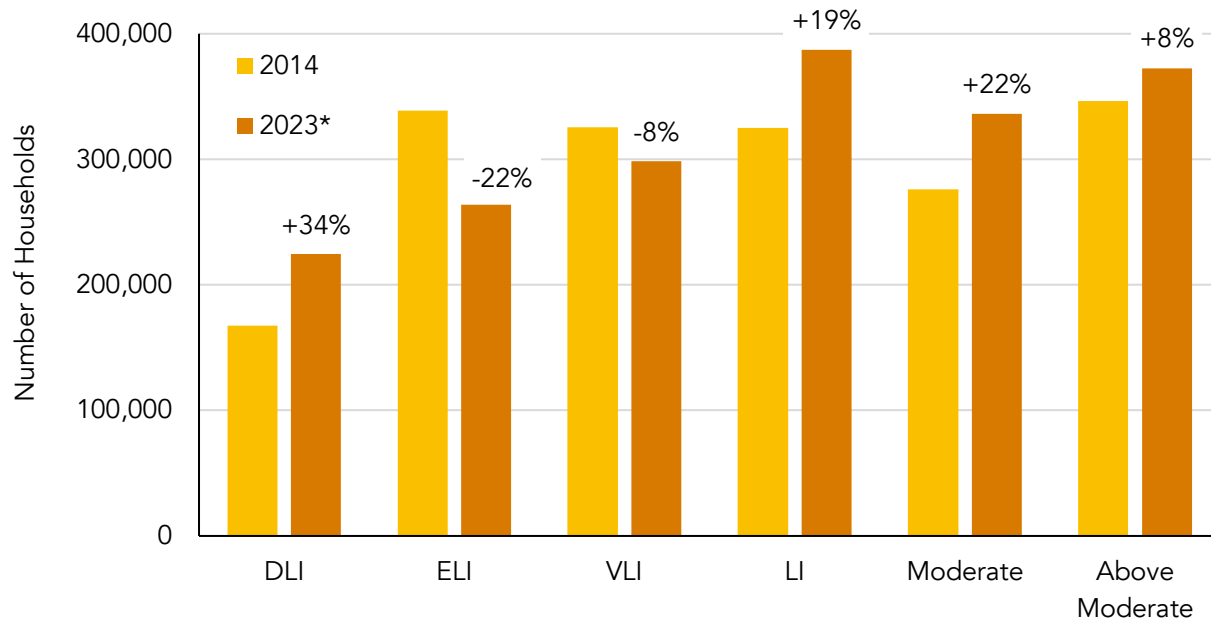
TABLE 2: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY INCOME GROUP (2014-2023)

Income Group	Number of Households in 2023	% Change from 2014	Share of Renter Households in 2014	Share of Renter Households in 2023
DLI	224,428	34%	9%	12%
ELI	264,017	-22%	19%	14%
VLI	298,389	-8%	18%	16%
LI	387,379	19%	18%	20%
Moderate	336,433	22%	16%	18%
Above Moderate	372,553	8%	20%	20%
Total	1,883,199	+6%	100%	100%

Source: California Housing Partnership analysis of 2014-2023 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

⁶ For income group definitions and thresholds used throughout this report, see Appendix A: Methodology.

FIGURE 4: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY INCOME GROUP (2014-2023)



Source: California Housing Partnership analysis of 2014-2023 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

*The label represents the percent change in income groups since 2014.

When examining the years of the pandemic and recovery, there were marked shifts in the number of households belonging to the different income groups. Between 2019 and 2021, the number of DLI households increased 38 percent, the number of above moderate-income households decreased by 14 percent, ELI and LI households decreased five (5) percent, and VLI and moderate-income households stayed about the same. The gains in DLI households have slowed since the pandemic, with 18 percent more DLI households in 2023 than in 2019. Likewise, the above moderate-income household population has rebounded with an overall gain of two (2) percent in that time. The trends in the other income groups have been somewhat more variable during that timeframe, oscillating between losses and gains of up to 13 percent.

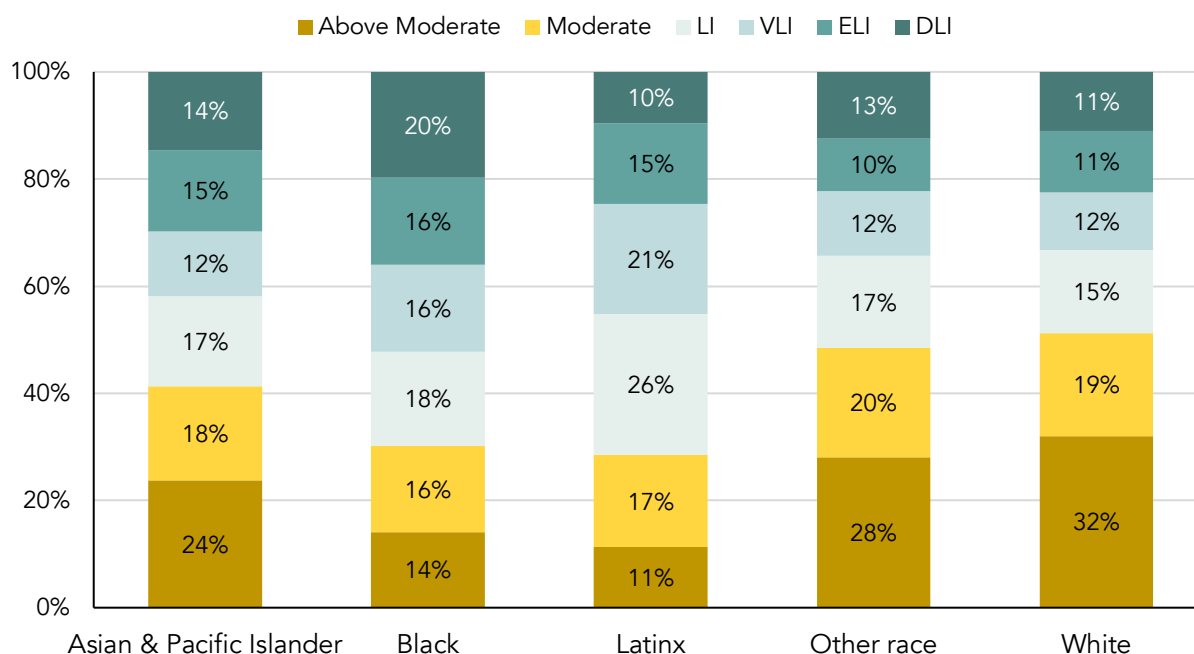
According to the Public Policy Institute of California, population loss in California between the pandemic years 2020 and 2022 was driven by households moving out of state due to housing costs and the availability of remote work, among other possible factors. Lower-income households are more likely to 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.⁷ These factors may

⁷ 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/>.

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 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. Additionally, the California Department of Finance found that in 2023, for the first time since the pandemic, the State’s population has grown. This is due to legal foreign and domestic in-migration, lessened domestic outmigration, and fewer deaths in proportion to births.⁸

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, over half of Black households (52 percent) and nearly half of Latinx households (45 percent) earn below 50 percent of AMI compared to 33 percent of White households and 42 percent of Asian & Pacific Islander households.

FIGURE 5: INCOME DISTRIBUTION OF RENTERS BY RACE AND ETHNICITY* (2023)

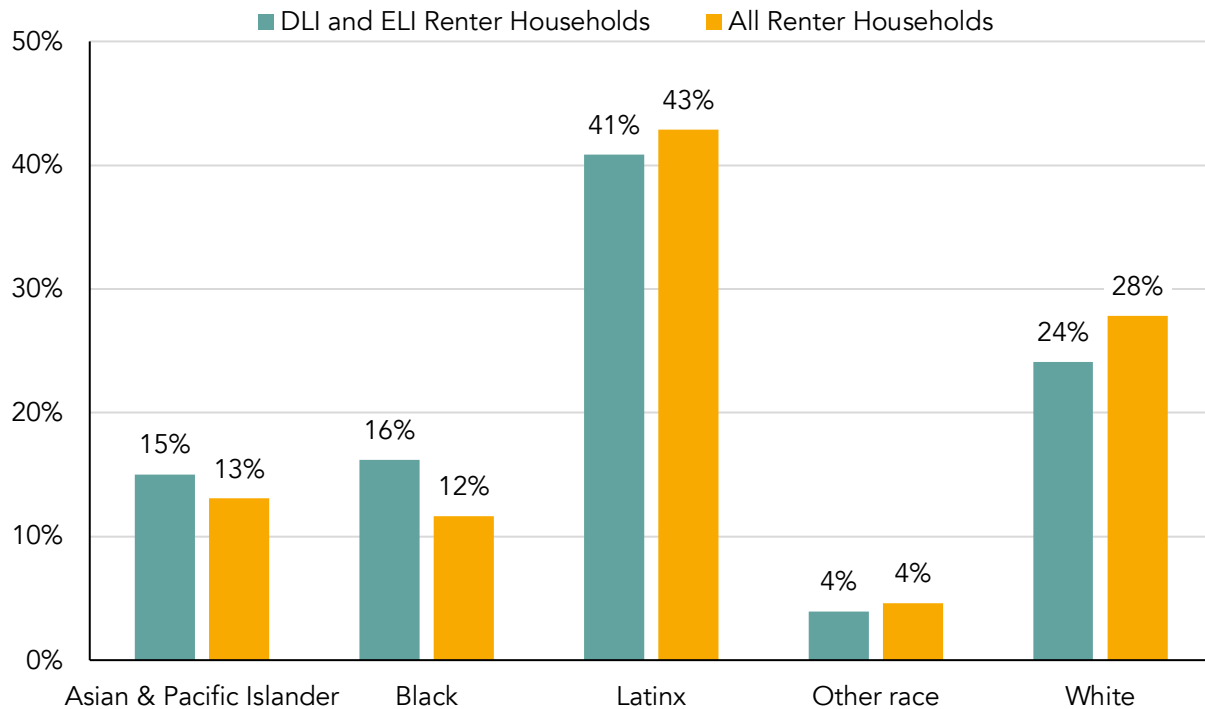


Source: California Housing Partnership analysis of 2023 1-year ACS PUMS data with HUD income levels and added DLI group.
 *These data represent the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or 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.

⁸ California Department of Finance, 2024. “State’s Population Increases While Housing Grows Per New State Demographic Report.” Website: https://dof.ca.gov/wp-content/uploads/sites/352/Forecasting/Demographics/Documents/E-1_2024_Press_Release.pdf.

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 disproportionately so. Black households account for 12 percent of all renter households, yet they account for 16 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 24 percent of DLI and ELI renter households.

FIGURE 6: RACIAL AND ETHNIC* COMPOSITION OF ALL RENTER HOUSEHOLDS AND DLI + ELI RENTER HOUSEHOLDS (2023)

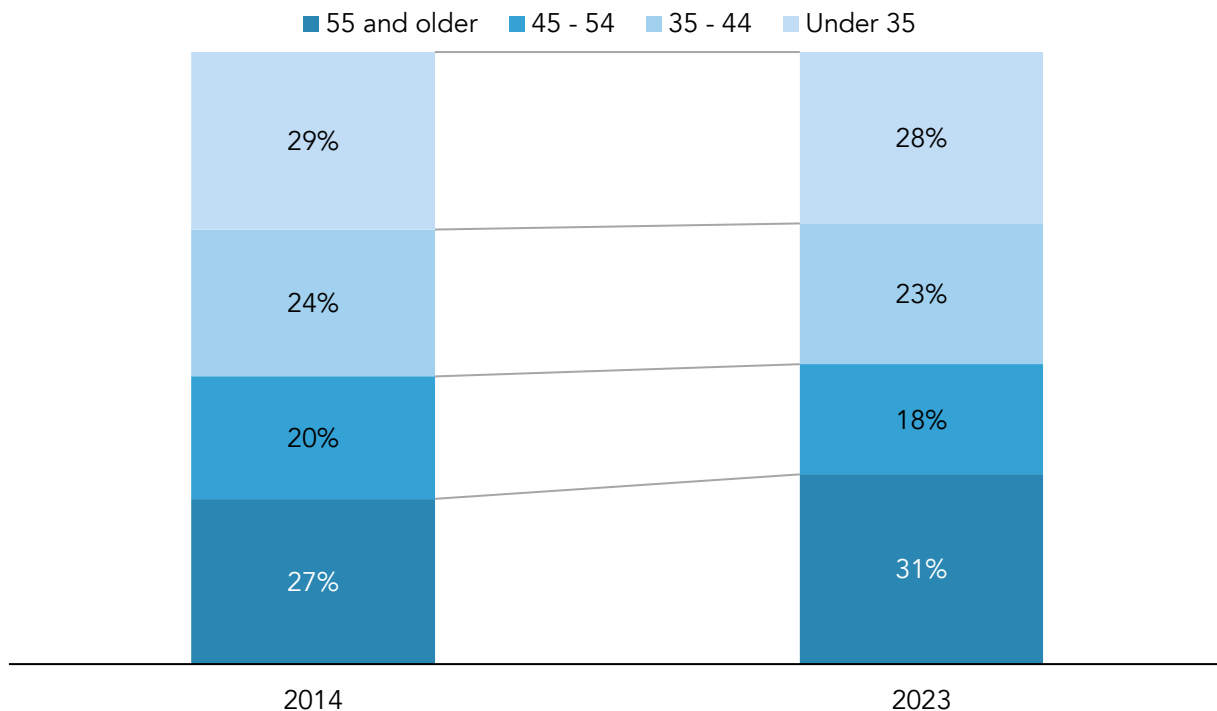


Source: California Housing Partnership analysis of 2023 1-year ACS PUMS data with HUD income levels and added DLI group.
 *These data represent the race/ethnicity of the head of household or householder—the person or one of the people in each household in whose name the home is owned, being bought, or 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.

Change in Renter Households by Age

The age of renter householders in Los Angeles has become increasingly older since 2014 (see Figure 7 below). The share of renters 55 years and older increased by four (4) percentage points, while the share of renter households for every older age group has decreased by as much as two (2) percentage points. While the absolute number of renter households has increased by a few thousand for renter householders under 35 and 35–44, the 45–54 age group has lost nearly 11,500 households and the 55 and older group has gained nearly 105,000 households since 2014.

FIGURE 7: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY AGE GROUP (2014-2023)



Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2023.

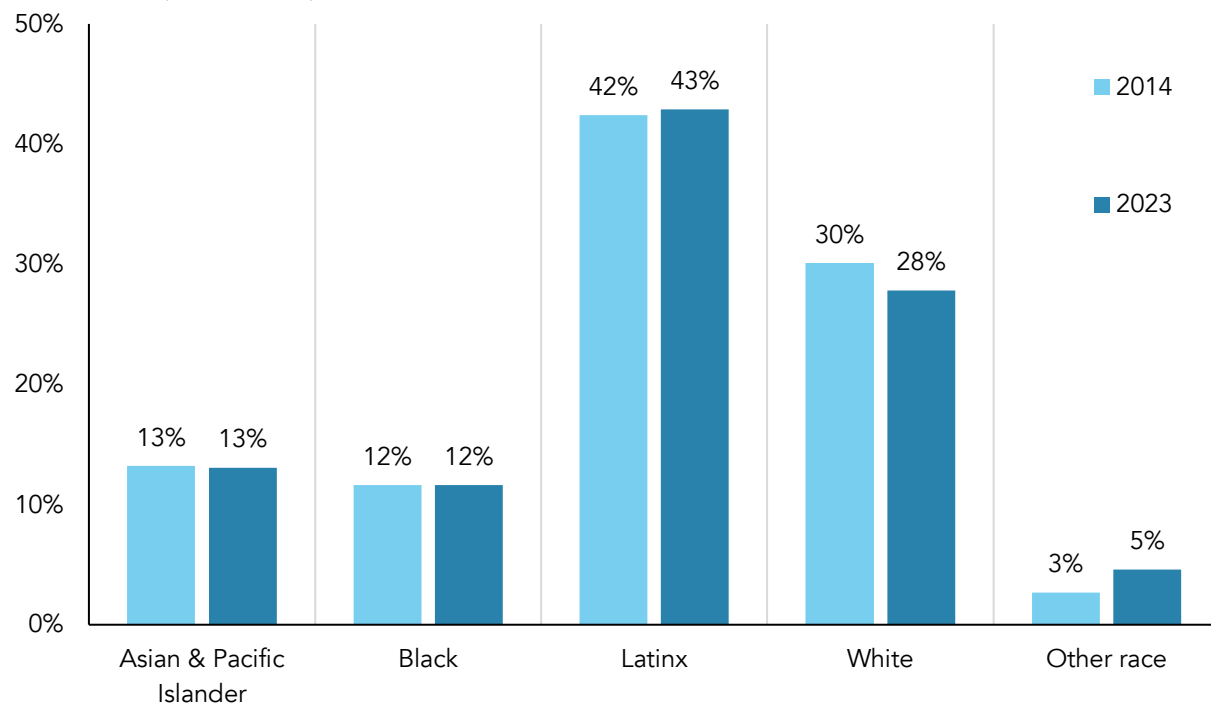
Change in Renter Households by Race and Ethnicity

The racial and ethnic composition of renters in Los Angeles County has also changed in recent years (see Figure 8 and Table 3 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 2023 the number of renter households identifying as Latinx, Other race, Black, and Asian & Pacific Islander has increased by seven (7) percent, 82 percent, six (6) percent and five (5) percent respectively. The number of renter households decreased by two (2) percent for the White 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.

⁹United 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* (2010-2023)



Source: California Housing Partnership analysis of 2014-2023 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* (2010-2023)

Household Race and Ethnicity	Number of Households in 2014	Number of Households in 2023	% Change from 2014
Asian & Pacific Islander	234,712	245,887	+5%
Black	207,210	219,007	+6%
Latinx	755,489	807,735	+7%
White	535,033	523,989	-2%
Other race**	47,500	86,581	+82%

Source: California Housing Partnership analysis of 2014-2023 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.

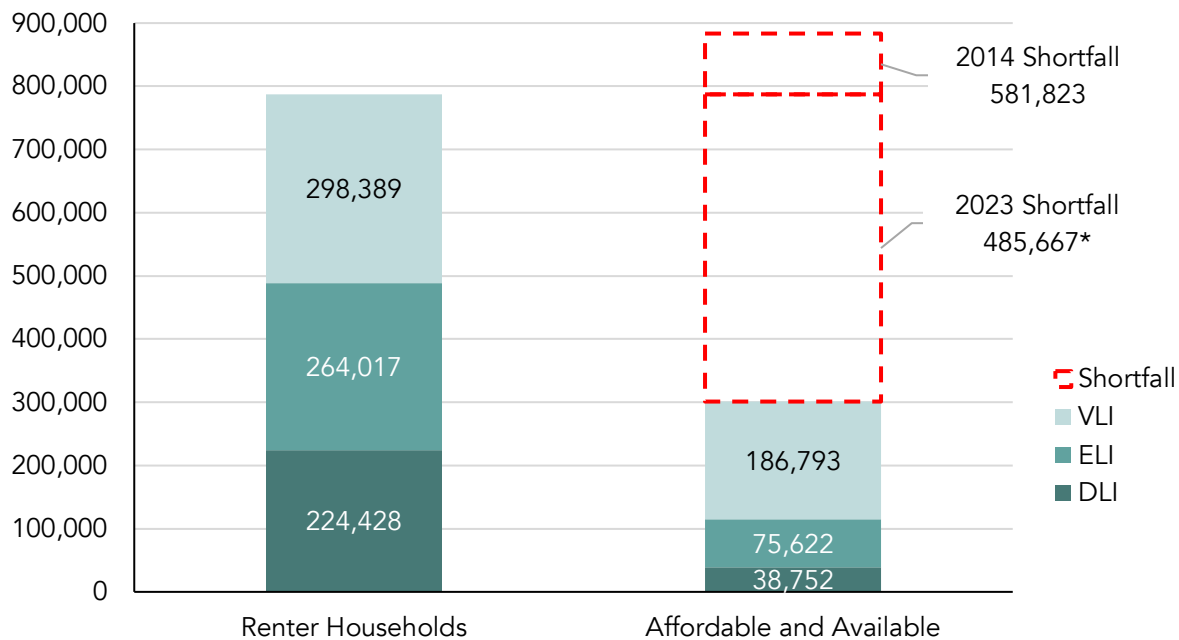
**In 2020, the Census changed the instructions for the Some Other Race category write-in. Because of this, the Census Bureau advises caution when comparing to previous estimates.

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 2023, 786,834 (42 percent) of Los Angeles County’s 1.88 million renter households come from the three lowest income groups (DLI, ELI, and VLI). Meanwhile, only 301,167 rental homes are affordable and available to these households, resulting in a shortfall of 485,667 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 (2023)



Source: California Housing Partnership analysis of 2023 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

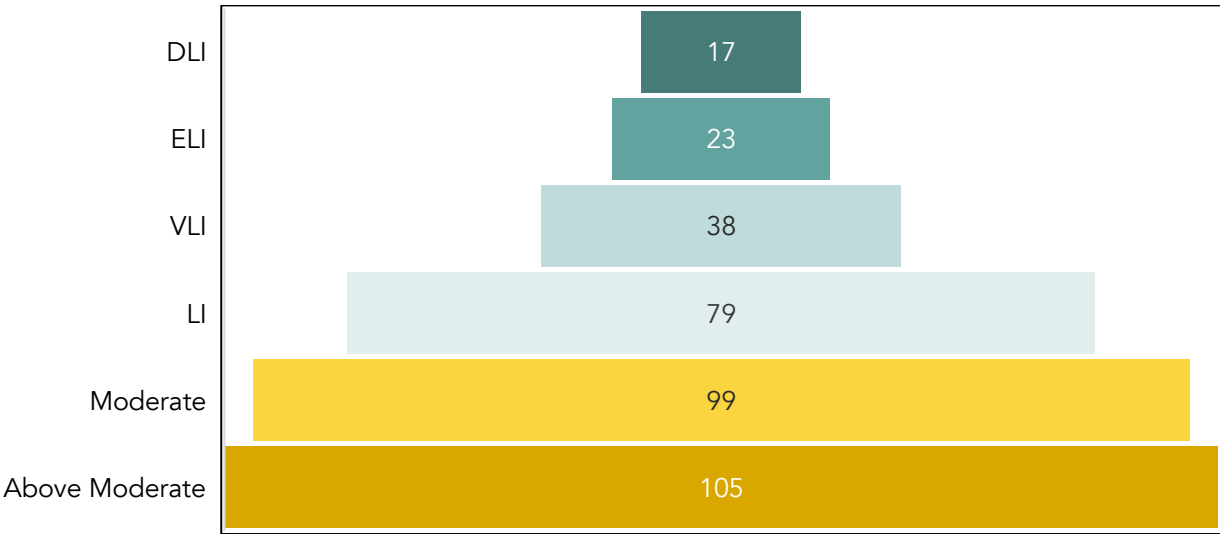
***This is a 17% reduction in shortfall from 2014.**

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 17 rental homes are affordable and available and not occupied by a higher income group for every 100 DLI renter households (see Figure 10). The numbers are marginally better for ELI and VLI renter households with 26 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 105 homes affordable and available to them per 100 renter households.

FIGURE 10: AFFORDABLE AND AVAILABLE RENTAL HOMES PER 100 RENTER HOUSEHOLDS BY INCOME GROUP (2023)



Source: California Housing Partnership analysis of 2023 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

The shortfall in affordable and available homes affects the ability of every income group to live in affordable housing except for the Above Moderate income group (see Table 4). Even when there are homes affordable to an income group, a large percentage of them are occupied by higher income households. For example, over half (58 percent) of rental housing that is affordable to DLI households is occupied by a household in one of the other income groups and therefore unavailable. More than a third (34 percent) of rental housing affordable to ELI households are occupied by a VLI, LI, Moderate, or Above Moderate household.

TABLE 4: GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP (2023)

	DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
Households within Income Group	224,428	264,017	298,389	387,379	336,433	372,553	1,883,199
All Households (Cumulative)	224,428	488,445	786,834	1,174,213	1,510,646	1,883,199	
Rental Homes "Affordable and Available" (Cumulative)	38,752	114,374	301,167	923,249	1,501,667	1,971,748	
Cumulative Surplus or Shortfall of Affordable Rental Homes	-185,676	-374,071	-485,667	-250,964	-8,979	88,549	N/A
% of Homes Affordable but Unavailable*	58%	34%	31%	24%	15%	0%	

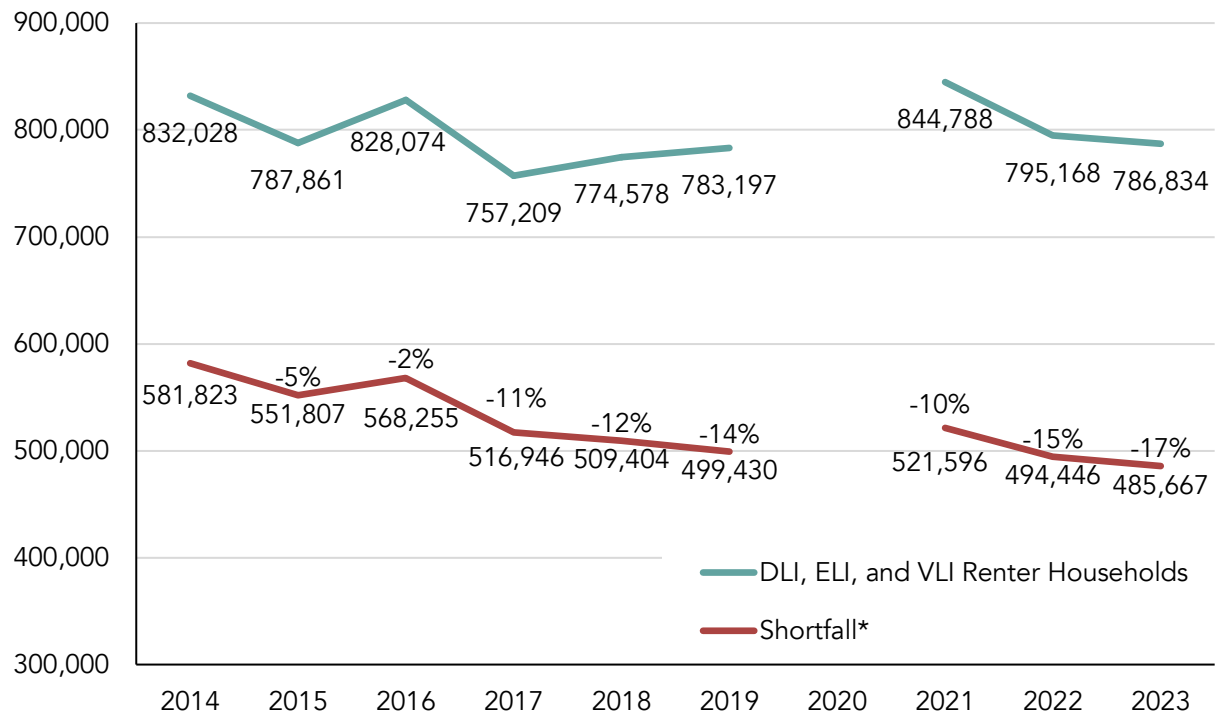
Source: California Housing Partnership analysis of 2023 1-year ACS PUMS data with HUD income levels and added DLI income group subset. Methodology is adapted from NLIHC gap methodology.

*"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 2023, the shortfall of affordable and available homes for the lowest income renter households in Los Angeles County declined by 17 percent, or 96,156 homes. Figure 11 below shows the historical shortfall of affordable and available homes for the lowest income renter households.¹² While the gap increased during the COVID-19 pandemic, possibly due to the global shut-down and supply chain issues, the shortfall is now 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.

¹² See Appendix B: Full Data Findings, Section 1 Table B for expanded shortfall data for 2014 to 2023, including the proportion of housing demand that is not being met each year (or shortfall / total demand).

FIGURE 11: AFFORDABLE RENTAL HOUSING SHORTFALL (2014-2023)



Source: California Housing Partnership analysis of 2014-2023 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.

*Shortfall labels include both the total shortfall and the percent that the shortfall has declined since 2014.

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 2 and 5—generally have the largest shortfall of affordable and available homes for those households. However, affordability challenges are present in all SDs across the low- and moderate-income bands. For example, across all five SDs, 22 or fewer rental homes are affordable and available for every 100 DLI renter households and no more than 49 exist in any SD for every 100 VLI renter households. Only in SD 4 is there a cumulative surplus of homes affordable and available to moderate-income households. In contrast, every SD has a surplus of homes affordable and available to above moderate-income households.

TABLE 5: GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND SUPERVISORIAL DISTRICT (2023)

	Supervisorial District	DLI	ELI	VLI	LI	Moderate	Above Moderate
Cumulative Surplus or Shortfall of Affordable Rental Homes by District and Income Group	SD 1	-32,654	-67,217	-79,084	-34,001	-676	12,785
	SD 2	-52,265	-107,617	-134,338	-49,705	-1,896	21,955
	SD 3	-29,175	-61,444	-87,886	-64,015	-11,559	16,874
	SD 4	-19,716	-42,170	-62,993	-28,727	3,513	9,468
	SD 5	-45,037	-92,534	-125,755	-73,897	-79	20,654
Affordable and Available Rentals Homes per 100 Renter Households by District and Income Group	SD 1	22	32	49	84	100	104
	SD 2	15	21	41	85	100	104
	SD 3	13	18	29	64	95	105
	SD 4	16	21	31	81	102	104
	SD 5	16	24	35	75	100	104

Source: California Housing Partnership analysis of 2022 and 2023 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

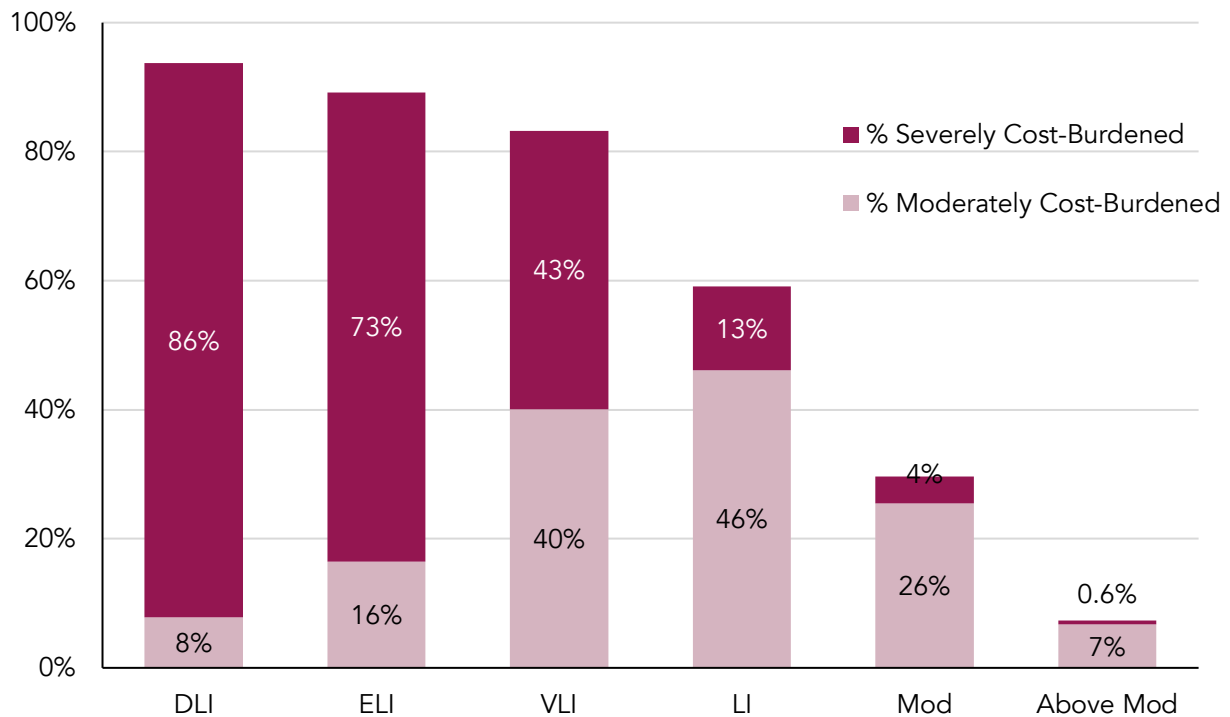
Unaffordable rents have enormous consequences, particularly for households with the lowest incomes, which is why cost burden and severe cost burden are such vital indicators to understand and track. A household is considered cost-burdened if they pay more than 30 percent of household income on housing 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 2024 report 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 42 percent less on healthcare and 39 percent less on food than their low-

income counterparts who live in affordable homes. A 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 2023, 1,050,218 households in Los Angeles County—or 56 percent of all renter households—were cost-burdened with more than half of those (580,211 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, 89 percent of extremely low-income (ELI) households, 83 percent of very low-income (VLI) households, and 59 percent of low-income (LI) households were cost-burdened compared to 30 percent of moderate-income households and just seven (7) percent of above moderate-income households in 2023.

FIGURE 12: SHARE OF RENTER HOUSEHOLDS WHO ARE COST BURDENED BY INCOME GROUP* (2023)



Source: California Housing Partnership analysis of 2023 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.

¹³ Joint Center for Housing Studies of Harvard University, 2024. “America’s Rental Housing 2024.” Website: <https://www.jchs.harvard.edu/americas-rental-housing-2024>.

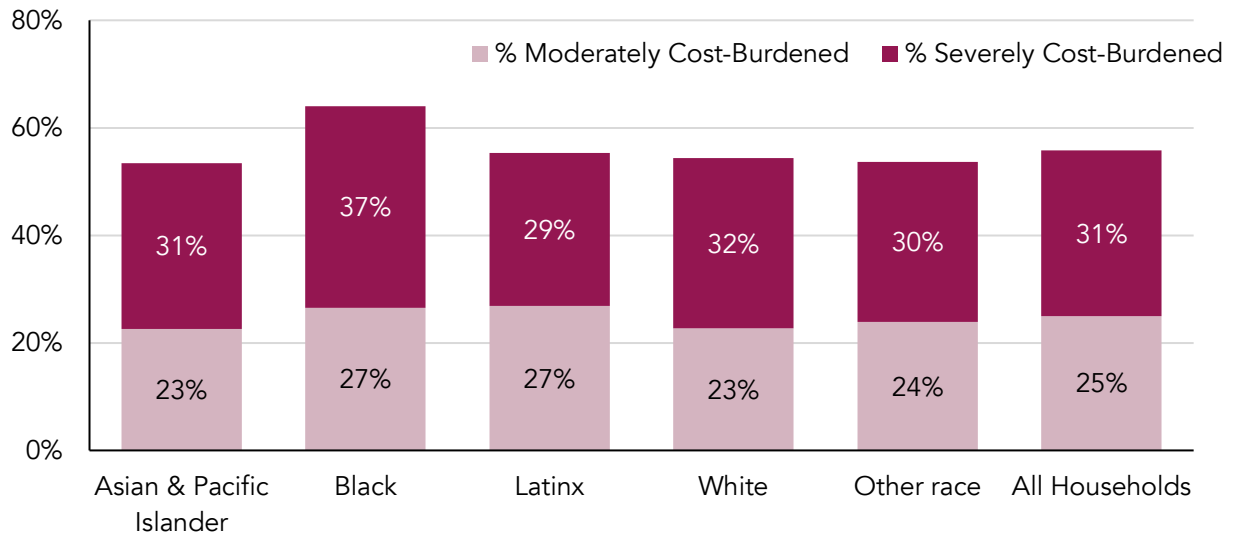
TABLE 6: COST BURDEN ANALYSIS FOR RENTER HOUSEHOLDS (2023)

Income Group	Total Households	Not Cost Burdened		Moderately Cost Burdened		Severely Cost Burdened	
		#	%	#	%	#	%
DLI	224,428	13,981	6%	17,500	8%	192,947	86%
ELI	264,017	28,718	11%	43,365	16%	191,934	73%
VLI	298,389	49,970	17%	119,593	40%	128,826	43%
LI	387,379	158,451	41%	178,829	46%	50,099	13%
Moderate	336,433	236,593	70%	85,601	26%	14,239	4%
Above Moderate	372,553	345,268	93%	25,119	7%	2,166	0.6%
All Income Groups	1,883,199	832,981	44%	470,007	25%	580,211	31%

Source: California Housing Partnership analysis of 2023 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 by a wide margin at 64 percent, followed by Latinx renters at 55 percent, renters identifying as Other race and White renters at 54 percent, and Asian & Pacific Islander renters at 53 percent (see Figure 13 below).

FIGURE 13: SHARE OF RENTER HOUSEHOLDS WHO ARE COST BURDENED* BY RACE AND ETHNICITY** (2023)



Source: California Housing Partnership analysis of 2023 -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 at least the past ten years. However, the percentage of DLI renter households experiencing severe cost burden has been declining with a reduction of seven (7) percentage points since 2014. VLI, LI, and Above Moderate renter households have experienced relative stability with changes from 2014 of up to one (1) percentage point. Severe cost burden for ELI and moderate-income renter households been more volatile, decreasing by two (2) percentage points and increasing by two (2) percentage points, 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 2023, the share of moderate and above moderate-income renter households experiencing cost burden increased by 124 percent and 11 percent, respectively. During this same time period, the share of severely cost burdened renter households increased 23 percent for DLI and 28 percent for LI groups and decreased by 24 percent and six (6) percent for ELI and VLI groups, respectively.

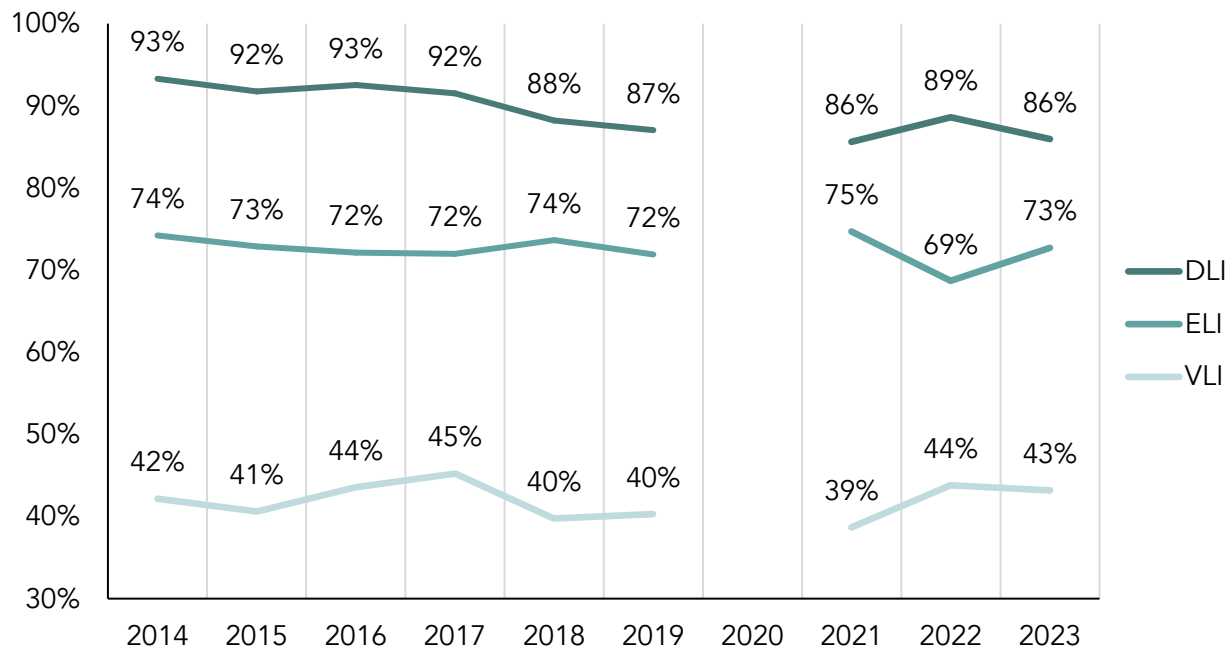
The general change in cost burdened households could be partially explained by a reduction in supply of low-rent units, rising rents during the pandemic and recovery (see Figure 3), a rise in number of renters overall, particularly DLI, LI, moderate, and above moderate-income households (see Table 2), and by a smaller amount of income available after rent and utilities.¹⁴ In fact, the median monthly income for DLI and ELI renter households after paying rent and utilities was just \$29 in Los Angeles County in 2023. The median for all renter households was \$3,258.¹⁵ According to the Economic Policy Institute's Family Budget Fact Sheet, it costs a two adult, two children household in Los Angeles County \$8,698 a month *after housing* to pay for necessities such as childcare, food, and healthcare.¹⁶

¹⁴ Joint Center for Housing Studies of Harvard University, 2024. "America's Rental Housing 2024." Website: <https://www.jchs.harvard.edu/americas-rental-housing-2024>.

¹⁵ California Housing Partnership analysis of 2023 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

¹⁶ Economic Policy Institute, 2025. "Family Budget Fact Sheet." Website: <https://www.epi.org/resources/budget/budget-factsheets/#/206>.

FIGURE 14: SHARE OF RENTER HOUSEHOLDS WHO ARE SEVERELY COST BURDENED BY INCOME GROUP* (2014-2023)



Source: California Housing Partnership analysis of 2014-2023 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.

TABLE 7: SHARE OF SEVERELY COST BURDENED RENTER HOUSEHOLDS BY INCOME GROUP (2014-2023)

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%
2023	86%	73%	43%	13%	4%	0.6%

Source: California Housing Partnership analysis of 2014-2023 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 burdened households has declined modestly, with 12,266 fewer severely cost burdened renter households in 2023 than in 2014 (see Table 8 below). This decline is not seen across all income groups, however. While 59,501 (24 percent) fewer ELI and 8,508 fewer VLI households experienced severe cost burden, the number of severely cost burdened households increased for every other income group—by 36,534 households (23 percent) for DLI, 11,109 households (28 percent) for LI, 7,890 households (124 percent) for moderate-income, and 210 households (11 percent) for above moderate-income respectively.

TABLE 8: SEVERELY COST BURDENED RENTER HOUSEHOLDS BY INCOME GROUP (2014-2023)

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
2023	192,947	191,934	128,826	50,099	14,239	2,166	580,211
% Change (2014-2023)	+23%	-24%	-6%	28%	+124%	+11%	-5%

Source: California Housing Partnership analysis of 2014-2023 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 Statistical Area (MSA) received housing assistance in 2021, and 71 percent lack assistance and face either severe

cost burdens or severely inadequate housing, or both.¹⁷ Additionally, the increasing number of cost burdened moderate- and above-moderate households, especially since the pandemic, highlights how pervasive housing problems are and 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 declined modestly since 2014 (see Table 7 above), the change in severely cost burdened households has fluctuated across SDs over the last ten years. The number of renter households experiencing severe cost burden declined in SDs 1, 3, and 4 by eight (8) percent, 26 percent, and 27 percent respectively but increased in SDs 2 and 5 by one (1) percent and 68 percent respectively since 2014-2015.

TABLE 9: PERCENTAGE OF SEVERELY COST BURDENED RENTER HOUSEHOLDS BY SD (2023)

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	17%	95,266	16%	-8%
SD 2	26%	152,876	26%	+1%
SD 3	18%	105,468	18%	-26%
SD 4	13%	65,795	11%	-27%
SD 5	26%	152,107	26%	+68%

Source: California Housing Partnership analysis of 2014-2015 and 2022-2023 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 2022-2023 relative to the number of severely cost burdened households in 2014-2015.

¹⁷ 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.¹⁸ 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 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.^{19,20} Among the ten largest metropolitan counties in California, Orange County has the highest rate of renter overcrowding (25 percent), followed by Los Angeles and Santa Clara counties (22 percent each).²¹ 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 about as 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 1.86 persons compared to 2.54 for moderate-income households, for example. Rates of severe overcrowding, however, are higher for the lower income households with ELI, VLI, and LI households 2.3 times, 2.5 times, and 2.4 times more likely to be

¹⁸ 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>.

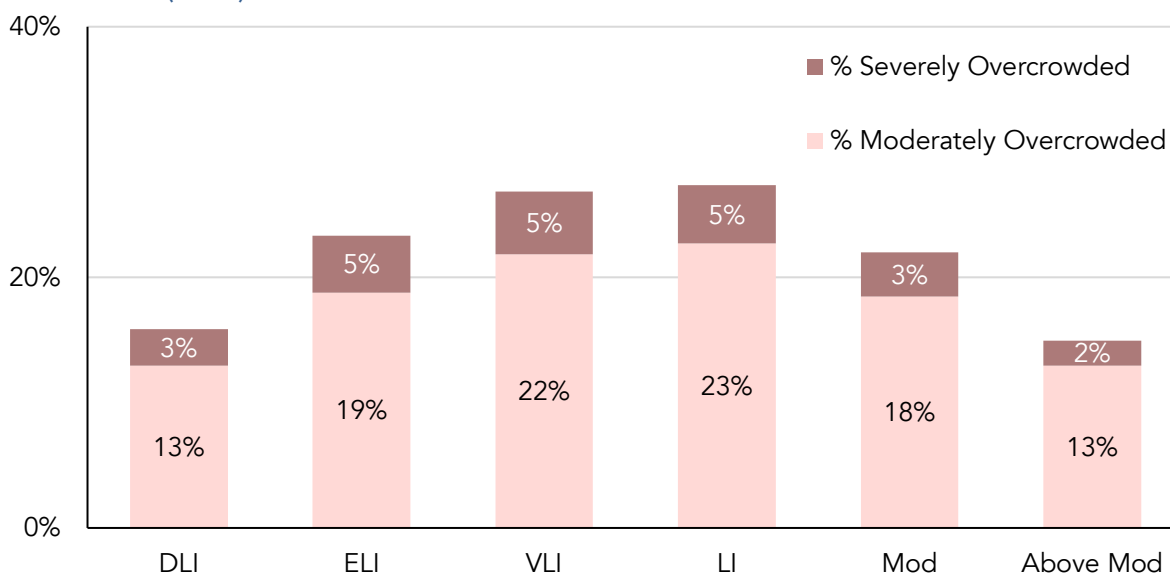
¹⁹ U.S. Census Bureau, 2023 ACS 1-Year Estimate, Table B25014, Tenure by Occupants per Room.

²⁰ 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>.

²¹ California Housing Partnership analysis of U.S. Census Bureau 2023 ACS 1-Year PUMS data.

severely overcrowded respectively than above moderate-income households. Similarly, larger renter households are more likely to live in severely overcrowded rental homes: nearly two-thirds of severely overcrowded households have four or more individuals living in the home. Most of these severely overcrowded renter households—84 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 (2023)



Source: California Housing Partnership analysis of 2023 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 (2023)

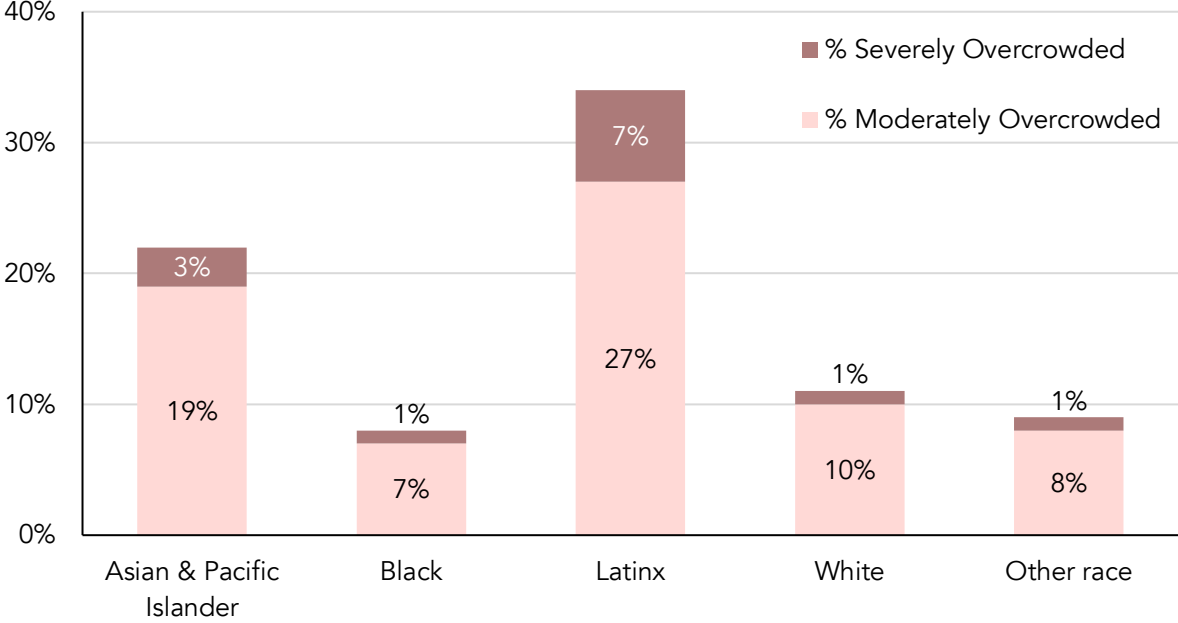
Income Group	Total Households	Not Overcrowded	Overcrowded	Severely Overcrowded*
DLI	224,428	84%	13%	3%
ELI	264,017	77%	19%	5%
VLI	298,389	73%	22%	5%
LI	387,379	73%	23%	5%
Moderate	336,433	78%	18%	3%
Above Moderate	372,553	85%	13%	2%
All Income Groups	1,883,199	78%	18%	4%

Source: California Housing Partnership analysis of 2023 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, Latinx households are more likely to experience overcrowding than their white counterparts (see Figure 16 below). Latinx renters have the highest share of overcrowding at 34 percent, followed by Asian & Pacific Islander renters at 22 percent. In contrast, just eight percent (8%) Black and eleven percent (11%) of White renter households live in overcrowded conditions.

FIGURE 16: SHARE OF RENTER HOUSEHOLDS LIVING IN OVERCROWDED* CONDITIONS BY RACE AND ETHNICITY (2023)**



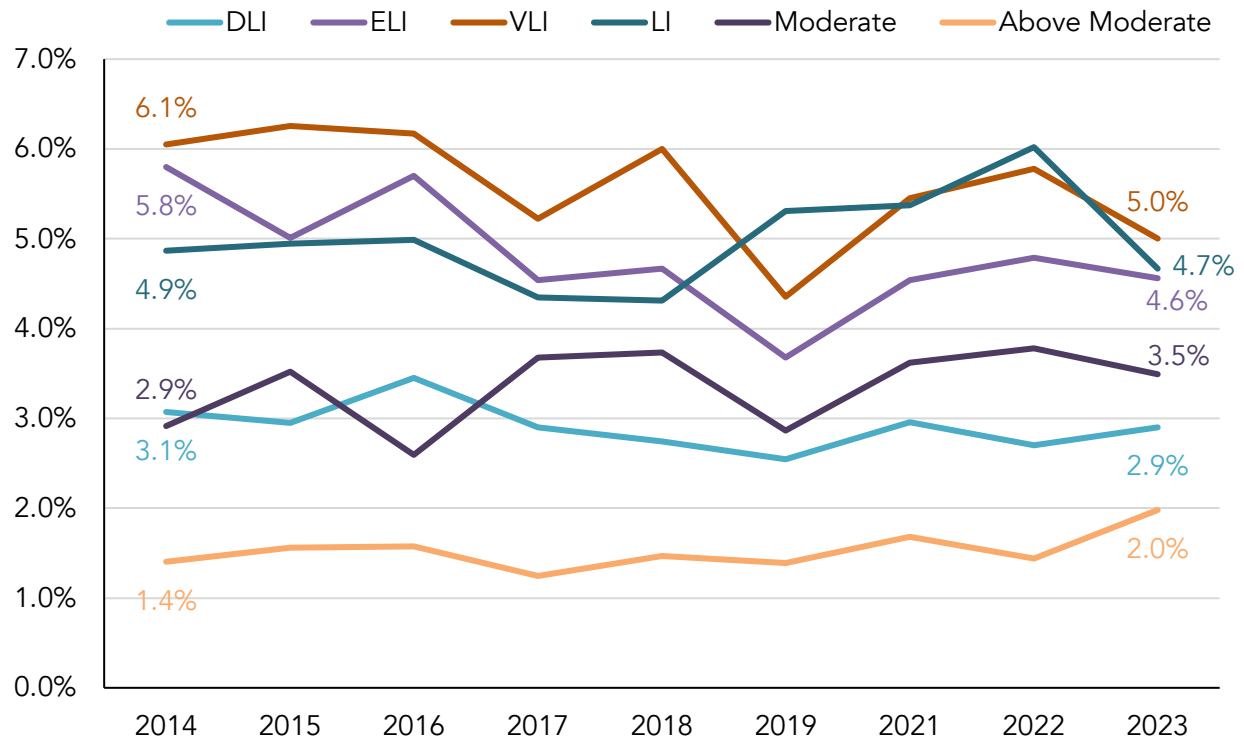
Source: California Housing Partnership analysis of 2023 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

*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 the lower incomes and increased somewhat for the higher incomes since 2014 in Los Angeles County. The share of ELI and VLI renter households living in severely overcrowded conditions has declined meaningfully since 2014—both by one percentage point (21 percent and 17 percent, respectively). On the other hand, the share of moderate-income households experiencing severe overcrowding has increased by 0.6 percentage points (4 percent) and above moderate-income households by 0.6 percentage points (41 percent). Meanwhile the share of DLI households living in severely overcrowded conditions has remained relatively consistent at around three (3) percent for the last nine years.

FIGURE 17: SHARE OF RENTER INCOME GROUPS LIVING IN SEVERELY OVERCROWDED* CONDITIONS (2014-2023)



Source: California Housing Partnership analysis of 2023 1-year ACS PUMS data with HUD income levels and added DLI income group subset.

As the share of lower-income households living in severely overcrowded conditions has decreased 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 decreased by 2,564 households (4 percent) between 2014 and 2023. This decrease was driven primarily by fewer ELI and VLI households living in severely overcrowded conditions—7,617 (39 percent) fewer ELI households and 4,782 (24 percent) fewer VLI households. Severe overcrowding increased for DLI, LI, moderate- and above moderate-income groups, by 1,360 (26 percent), 2,270 (14 percent), 3,703 (46 percent), and 2,502 (52 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, fewer ELI and VLI households, higher rents, and the increasing shortfall of rental homes affordable and available to the county’s lowest income households.

It is worth pointing out that severe overcrowding increased across most income levels since the COVID-19 pandemic. Between 2019 and 2023 severe overcrowding rose by 35, 17, 9, 37 and 45 percent in DLI, ELI, VLI, moderate- and above-moderate households, respectively. In contrast, severe overcrowding dropped by eight percent (8%) for LI households. Overcrowded conditions

have been correlated with higher infection and mortality rates of COVID-19, among other negative health outcomes.²² 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 (2014-2023)

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
2023	6,506	12,030	14,915	18,100	11,744	7,359	70,654
% Change (2014-2023)	+26%	-39%	-24%	+14%	+46%	+52%	-4%

Source: California Housing Partnership analysis of 2014-2023 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 decreased overall in Los Angeles, most SDs experienced a similar trend. Since 2014-2015, the number of renter households experiencing severe overcrowding has increased in SD 5 by 126 percent but decreased by eight (8) percent, 21

²² 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/>.

percent, seven (7) percent, and nine (9) percent in SDs 1, 2, 3, and 4 respectively. These changes to severe overcrowding may be partially or wholly due to redistricting of the SDs that took place in 2021. This occurs every ten years after the Census in order to more evenly divide the LA population between SDs.²³

TABLE 12: PERCENTAGE OF SEVERELY OVERCROWDED RENTER HOUSEHOLDS BY SD (2023)

Percentage of Households in SD	# of Severely Overcrowded Households	% of Total Severely Overcrowded Households in LA County	% Change in Severely Overcrowded Households*
SD 1 17%	16,575	23%	-8%
SD 2 26%	20,304	29%	-21%
SD 3 18%	12,496	18%	-7%
SD 4 13%	9,584	14%	-9%
SD 5 26%	11,695	17%	+126%

Source: California Housing Partnership analysis of 2014-2015 and 2022-2023 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 2022-2023 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 some of the lowest 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.²⁴ As reported in the 2022 Los Angeles County Affordable Housing Outcomes Report,²⁵ housing

²³ Los Angeles County Citizens Redistricting Commission, 2021. Los Angeles County Redistricting 2021: Final Report. Website: <https://redistricting.lacounty.gov/wp-content/uploads/2021/12/LA-County-CRC-Resolution-Adopting-Redistricting-Report.pdf>.

²⁴ 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.

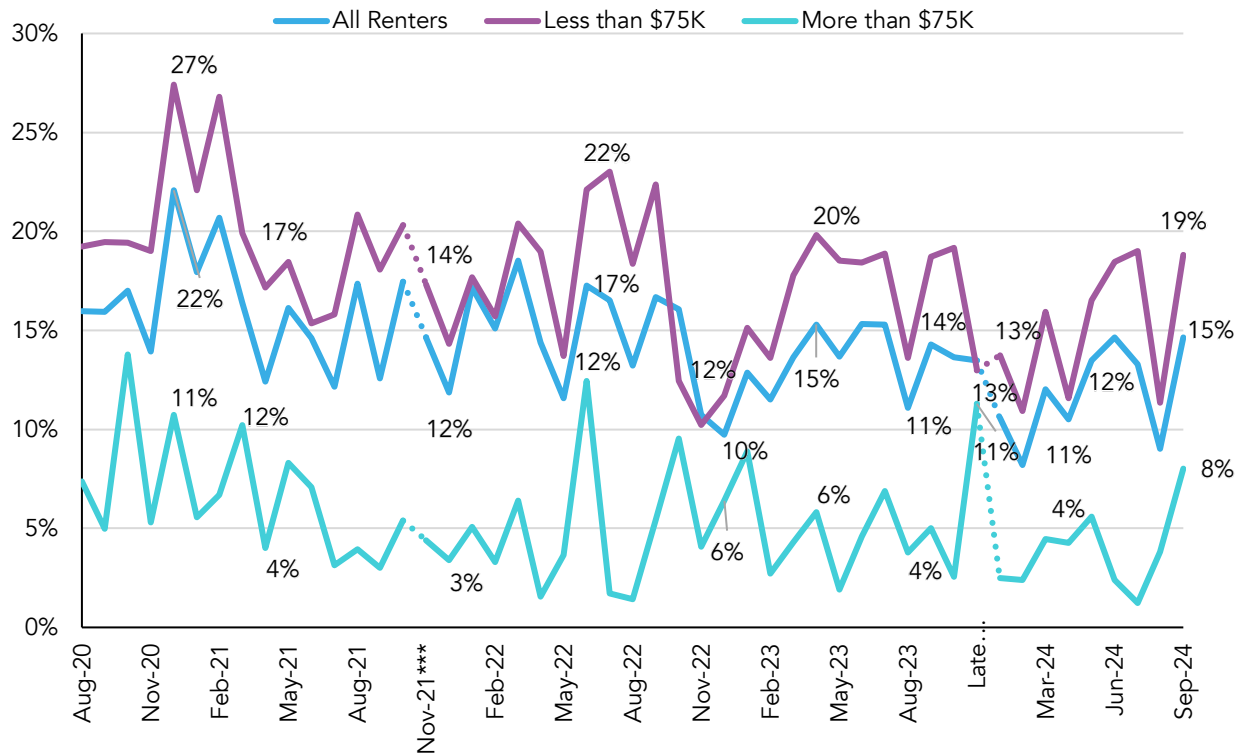
²⁵ California Housing Partnership, 2021. “Los Angeles County Affordable Housing Outcomes Report.” Website: <https://chpc.net/resources/los-angeles-county-annual-affordable-housing-outcomes-report-2021/>.

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 2024, 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 12 percent in April 2021.²⁶ This percentage oscillated throughout 2022 and 2023 between 11 and 19 percent, averaging 14 percent. In the first four months of 2024, ten percent (10%) 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.

²⁶ 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.

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



Source: California Housing Partnership analysis of Household Pulse Survey, U.S. Census Bureau, 2020-2024.

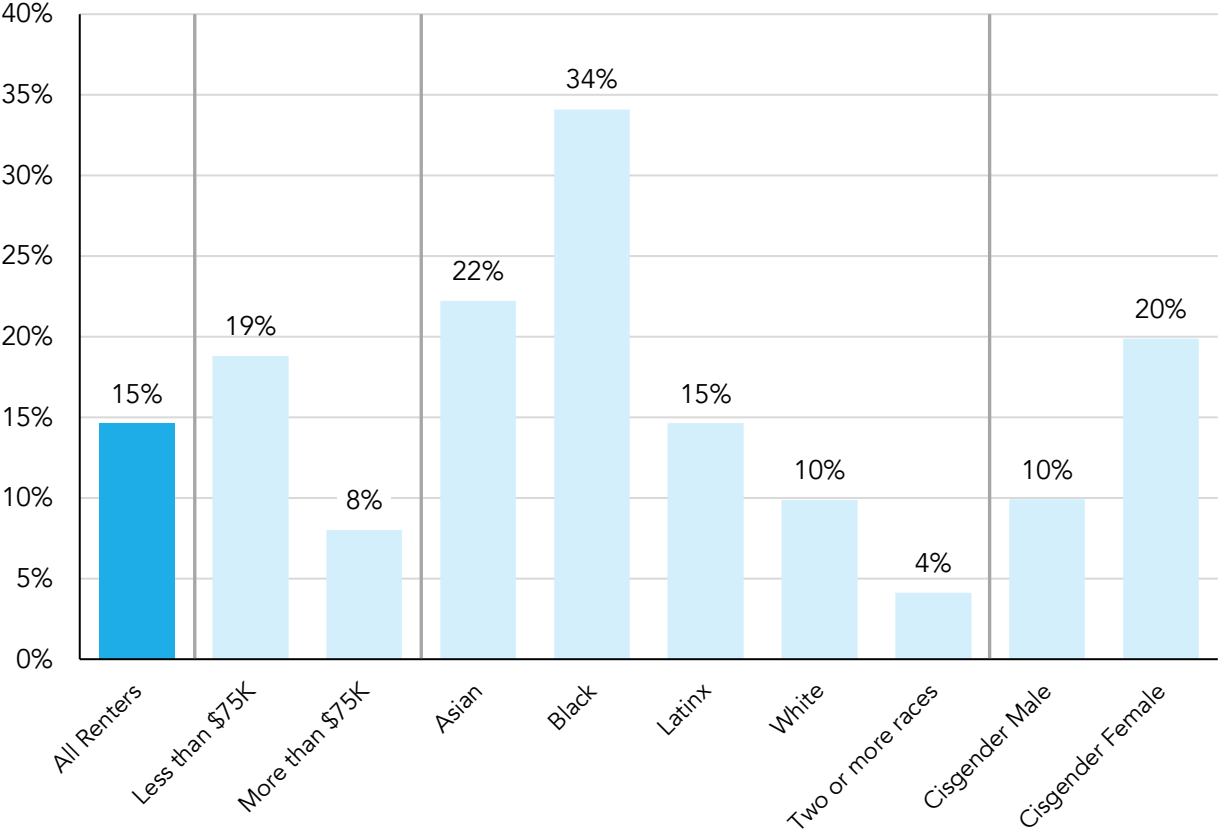
*The Pulse Survey provides estimates for all adults in households; therefore, percentages should be interpreted as the share of adults in households who are not caught up on rent. Note: Figures are averages of data collected in the corresponding month. For example, the October 2020 data point is an average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

**The Census rewrote 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. The Household Pulse Survey ended in September of 2024.

***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. These gaps are indicated by dotted lines.

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 August 20, 2024-September 16, 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: 34 percent of Black renters, 15 percent of Latinx renters, and 22 percent of Asian renters, compared to ten (10) percent of white renters (see Figure 19 below).

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



Source: California Housing Partnership analysis of Household Pulse Survey, U.S. Census Bureau, Aug. 20, 2024-Sept. 16, 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 gender identity. However, the sample size has not been 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.²⁷ Following a similar action by Los Angeles Mayor Karen Bass in December of 2022, the County’s emergency declaration demonstrated a renewed sense of urgency to expand and expedite services for the overwhelmingly large homeless population in the County.²⁸ 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 13 percent increase in individuals experiencing homelessness between 2020 and 2024 (see Table 13 below). The CoCs saw a combined increase of 8,843 individuals experiencing homelessness. Notably, Long Beach CoC saw substantial growth in their homeless populations during the 2020-2024 period, increasing by 66 percent compared to a seven (7) percent increase between 2019 and 2020. The remaining CoCs experienced more modest growth over this period.

TABLE 13: GREATER LOS ANGELES HOMELESS COUNT BY CoC (2024)

Continuum of Care	Number of Individuals Experiencing Homelessness	% Change in Number of Individuals Experiencing Homelessness*
Los Angeles CoC	71,201	+12%
Long Beach CoC	3,376	+66%
Pasadena CoC	556	+6%
Glendale CoC	175	+4%
Los Angeles County Total	75,308	+13%

Source: HUD 2024 AHAR PIT Estimates of Homelessness in the U.S.

**Percentage change is the number of individuals experiencing homelessness in 2024 relative to the number of individuals experiencing homelessness in 2020.

According to LAHSA’s recent presentation on the 2024 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. Between 2020 and 2023, the County made over 20,000 permanent housing placements

²⁷ 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/>.

²⁸ 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/>.

for people experiencing homelessness per year, although the data for 2024 was not available.²⁹ 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.³⁰ The State wound down the Homekey program in 2023 and launched Homekey+, a program modeled after Project Homekey.³¹

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.³² 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 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.³³ It is also important to note that during the pandemic and recovery, increased usage of vehicles and tents for shelter has impacted LAHSA's ability to gauge the unsheltered homeless population. The use of tents, vehicles, and makeshift shelters 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 implemented a new methodology to estimate of the number of people living in vehicles, tents, and makeshift shelters, putting that number at 21,288 individuals in 2024, a nine (9) percent decrease from the previous year.³⁴ While progress is certainly being made in providing increased services and

²⁹ LAHSA, 2024. "2024 Greater Los Angeles Homeless Count." Presentation, 28 June 2024. Website: <https://www.lahsa.org/documents?id=8164-2024-greater-los-angeles-homeless-count-results-long-version-.pdf>.

³⁰ County of Los Angeles Homeless Initiative Homekey. <https://homeless.lacounty.gov/homekey/>.

³¹ California Department of Housing and Community Development, 2025. "Homekey+ Factsheet. Accessed 27 Feb 2025. <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/homekey/homekey-plus-factsheet.pdf>.

³² Los Angeles County, 2025. "Homeless Initiative Impact Dashboard." 3 February 2023. Website: <https://storymaps.arcgis.com/stories/d2f1140e55b24a5a97215e658f841ba8>.

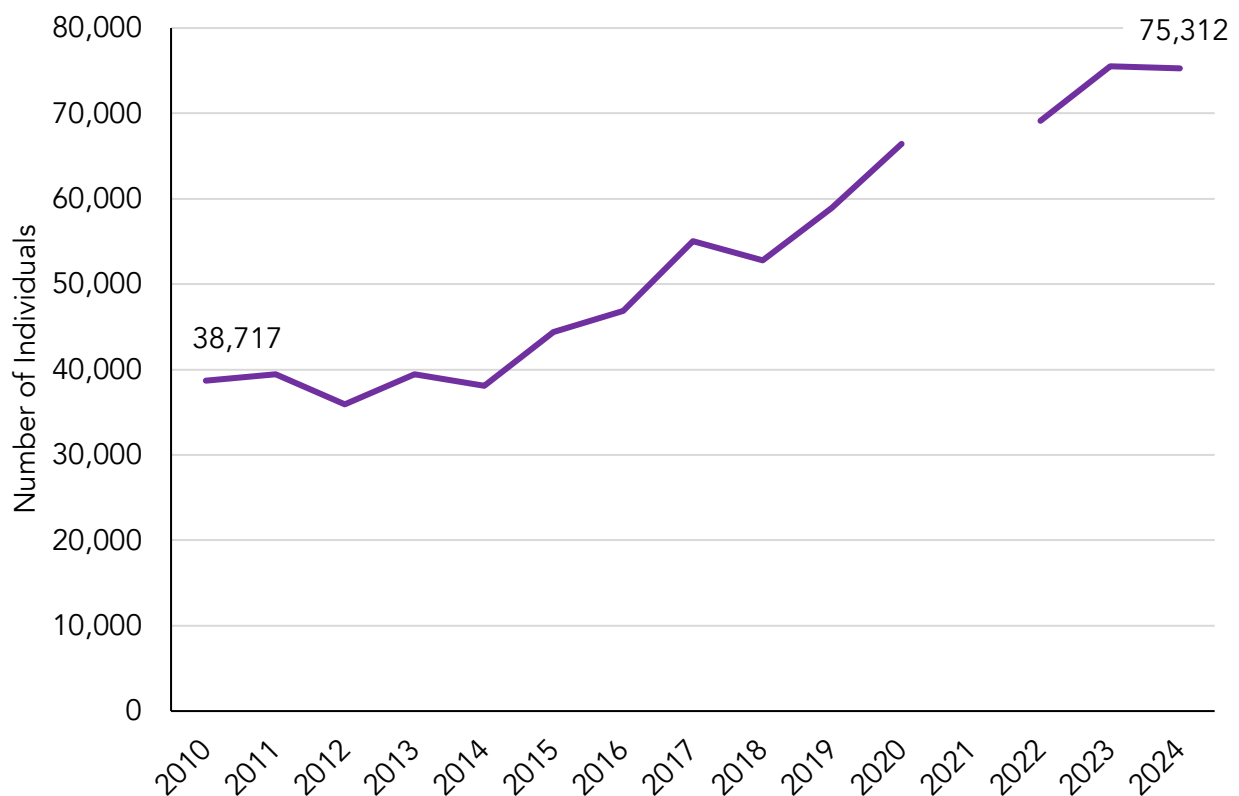
³³ LAHSA, 2022. "2022 Greater Los Angeles Homeless Count Deck." Presentation, 8 September 2022. Website: <https://www.lahsa.org/documents?id=6545-2022-greater-los-angeles-homeless-count-deck.pdf>.

³⁴ Ibid.

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.

As shown in Figure 20 below, the number of individuals experiencing homelessness has nearly doubled from 38,717 to 75,312 since 2010.³⁵ 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 (2010-2024)



Source: LAHSA, 2024. "2024 Greater Los Angeles Homeless Count".

*Note: 2021 is not included in this graphic due to the cancellation of the 2021 LA County PIT Count.

³⁵While 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>.

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 27 and 29 percent of the County’s total, respectively (see Table 14 below). While three of the five SDs saw increases in the number of individuals experiencing homelessness, SDs 1 and 5 had the most substantial growth in their homeless population with a 32 percent and 30 percent increase, respectively. In contrast, SDs 2 and 3 experienced drops in their homeless population with a decrease of eleven percent (11%) and one percent (1%), respectively. Across all SDs, an additional 4,867 individuals experienced homelessness—a seven percent (7%) increase—between 2020 and 2024.

TABLE 14: GREATER LOS ANGELES HOMELESS COUNT BY SD (2024)*

Percentage of Households in SD		Individuals Experiencing Homelessness		% Change From 2020*
		#	%	
SD 1	19%	19,129	27%	+32%
SD 2	20%	20,355	29%	-11%
SD 3	23%	14,383	20%	-1%
SD 4	20%	7,184	10%	+7%
SD 5	20%	10,252	14%	+30%
Total	100%	71,303	100%	+7%

Source: USC Methodology Report of LAHSA’s 2024 Greater Los Angeles Homeless Count and LA County Public Works Community Profiles. Reflects counts based on Supervisorial District (SD) boundaries after redistricting in December 2021.

*Percentage change compares the 2020 and 2024 PIT Counts. 2020 counts are based on SD boundaries before redistricting in December 2021.

According to additional demographic information gathered by LAHSA during the Greater Los Angeles Homeless Count for the Los Angeles CoC:

- Forty-two (42) percent of the County’s homeless population (29,823 individuals) experience chronic homelessness;
- A majority of individuals experiencing homelessness are Latinx or Black—43 percent and 33 percent, respectively. Thirty-one (31) percent are white, two (2) percent are Asian, one (1) percent are Native Hawaiian/Other Pacific Islander, 0.2 percent are multiracial, and three (3) percent are Native American;
- Forty-three (43) percent report that they have endured domestic or intimate partner violence—within that group, ten percent (10%) report that they are homeless due to domestic or intimate partner violence; and
- Veterans make up four (4) percent of individuals experiencing homelessness.

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 affordable rental housing inventory assessment relies on data provided by County departments and property-level data collected and analyzed in the California Housing Partnership's Preservation Database.³⁶ In total, this section considers affordable housing developments with:

- Federal and state Low-Income Housing Tax Credits (LIHTC/"tax credits");^{37,38}
- 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 are 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 the Mental Health Service Act (MHSA), the Mental Health Housing Program (MHHP), Special Needs Housing Program

³⁶ 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.

³⁷ This includes awarded developments, some of which are not yet placed in service.

³⁸ The state Low-Income Housing Tax Credit was authorized in 1987 to complement the federal tax credit program.

(SNHP), No Place Like Home (NPLH), and Federal Housing Subsidy Unit (FHSU) Program; and

- 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:³⁹

- **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.

³⁹ 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 152,295 affordable homes in the County administered and subsidized by federal, state, County, and other local programs and financing mechanisms. Table 15 shows the distribution of this inventory by Supervisorial District (SD). 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 15: SUMMARY OF FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN LOS ANGELES COUNTY IN 2024

SD	Developments	Affordable Homes	% of Total County Inventory	% Change*
SD 1	674	46,058	30%	+3%
SD 2	744	35,523	23%	+3%
SD 3	917	29,611	20%	+6%
SD 4	243	19,395	13%	+3%
SD 5	376	21,708	14%	+5%
<i>Unincorporated Los Angeles**</i>	240	12,693	8%	+26%
County Total	2,954	152,295	100%	+4%

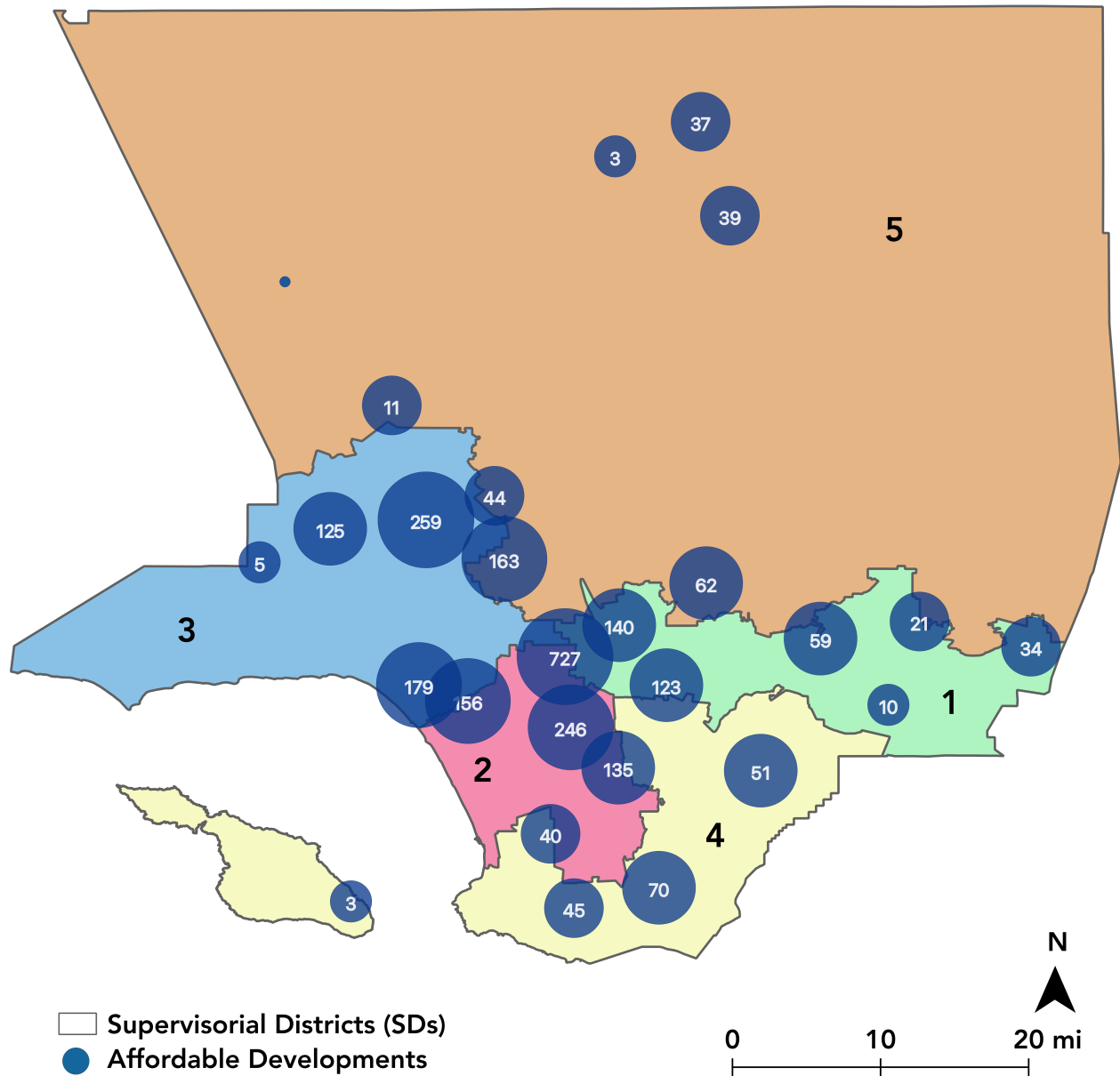
Source: California Housing Partnership Preservation Database, April 2025. LACDA, HACLA, DRP and DMH.

*Percent change is the number of affordable homes in each Supervisorial District in 2024 relative to the number of affordable homes in 2023, including those not yet placed in service.

**This is a subset of the developments and affordable homes listed in SDs 1 – 5.

Between 2023 and 2024, there was a four (4) 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 increases in affordable homes between 2023 and 2024 were in SD 3 and 5.

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.⁴⁰ There are two types of federal tax credits: competitive 9 percent credits—allocated annually by the IRS on a per capita

⁴⁰ 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>.

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 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.⁴¹ 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, Los Angeles County developers have won over \$15 billion in federal LIHTC awards and \$1.1 billion in state LIHTC awards, which have financed the production and preservation of 109,000 affordable homes in 1,645 developments.⁴² In 2024, nearly 5,000 affordable homes were awarded through the LIHTC program, a four (4) percent increase to the county's total LIHTC affordable housing stock.

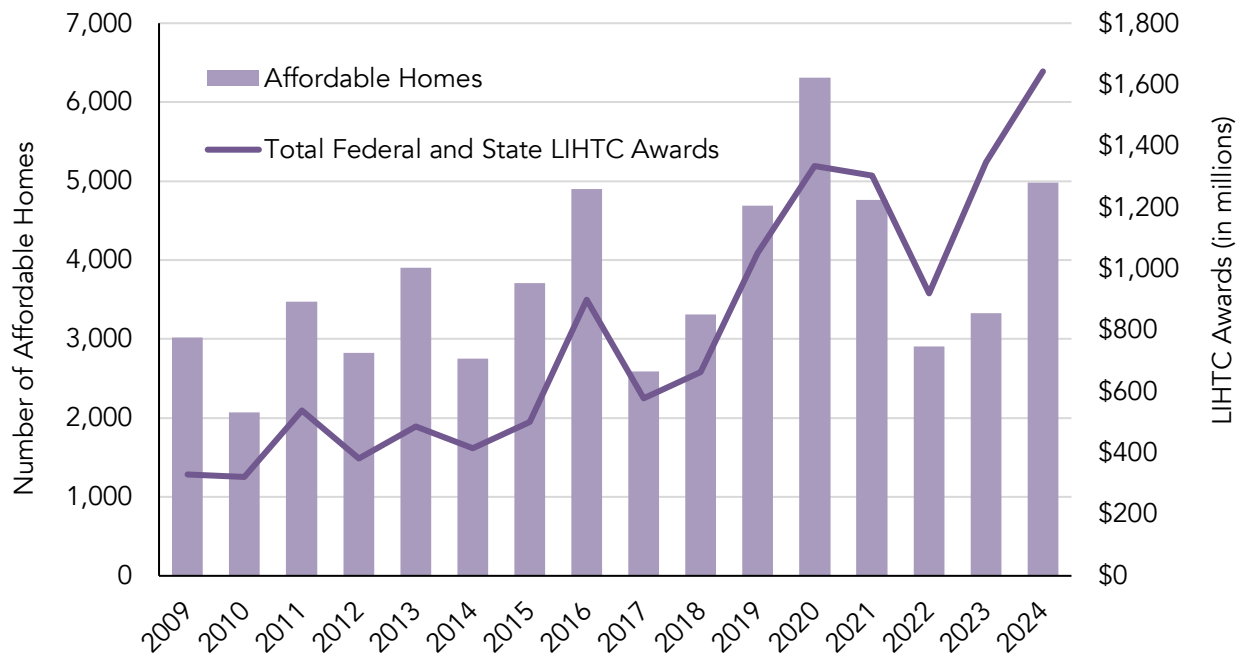
In 2024, state LIHTC awards decreased and the number of affordable homes funded increased by 1,600 from 2023. See Figure 22 for LIHTC trends in the County between 2008-2024 and Appendix C: Full Data Findings, Section 2 for annual data since 1987.

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.

⁴¹ 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>.

⁴² 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 (2009-2024)**



Source: California Housing Partnership Preservation Database, April 2025.

*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 16. Highlights include:

- SDs 1 and 2 have the largest share of LIHTC affordable homes — 32 percent and 23 percent, respectively; and
- The number of LIHTC affordable homes increased countywide by five (5) percent — 4,100 affordable homes — between 2023 and 2024.

TABLE 16: LIHTC DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2024)

SD	Developments	Affordable Homes	% of Total County LIHTC Inventory**
SD 1	397	30,938	32%
SD 2	344	22,078	23%
SD 3	247	16,316	17%
SD 4	136	13,563	14%
SD 5	144	12,796	14%
Total	1,268	95,691	100%

Source: California Housing Partnership Preservation Database, April 2025.

*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.

**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 in the county.⁴³

The geographic distribution of HUD-subsidized developments across the County's five SDs is shown in Table 17. SDs 1, 2, and 3 have the largest share of HUD-subsidized homes.

TABLE 17: HUD-SUBSIDIZED DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2024)

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 2025.

*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.

**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-two rental developments contain nearly 3,600 affordable homes with CalHFA loans in the County.⁴⁴ The geographic distribution of these developments across the County's five SDs is shown in Table 18. SDs 1 and 3 have the largest share of CalHFA-financed homes and new developments financed by CalHFA are through the Mixed-Income Program (MIP) funded by SB2, the Building Homes and Jobs Act.

⁴³ California Housing Partnership Preservation Database, April 2025.

⁴⁴ California Housing Partnership Preservation Database, April 2025.

TABLE 18: CALHFA FINANCED DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2024)

SD	Developments	Affordable Homes	% of Total County CalHFA Inventory**
SD 1	32	915	26%
SD 2	27	775	22%
SD 3	27	877	24%
SD 4	19	588	16%
SD 5	17	444	12%
Total	122	3,599	100%

Source: California Housing Partnership Preservation Database, April 2025.

*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.

**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 twenty rental developments contain more than 18,000 affordable homes with HCD loans and rental assistance contracts in the County.⁴⁵ The geographic distribution of HCD-subsidized developments across the County's five SDs is shown in Table 19. SD 1 has the largest share of HCD-subsidized homes.

TABLE 19: HCD FINANCED DEVELOPMENTS IN LOS ANGELES COUNTY* BY SD (2024)

SD	Developments	Affordable Homes	% of Total County HCD Inventory**
SD 1	109	7,064	34%
SD 2	76	3,927	24%
SD 3	72	3,760	23%
SD 4	33	2,004	10%
SD 5	30	1,374	9%
Total	320	18,129	100%

Source: California Housing Partnership Preservation Database, April 2025.

*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.

**Percent of total County HUD inventory represents the share of HUD affordable homes in each SD.

⁴⁵ California Housing Partnership Preservation Database, April 2025.

Los Angeles County Development Authority (LACDA) Owned Developments

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.⁴⁶

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. However, housing authorities have played a crucial role in acquiring and preserving affordable housing through Project HomeKey.

Four jurisdictions have PHAs with development portfolios: the City of Baldwin Park, the City of Lomita, the City of Los Angeles (HACLA), and LACDA.⁴⁷ Summary data from each PHA are shown in Tables 20 and 21, and Figure 23. Highlights include:

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

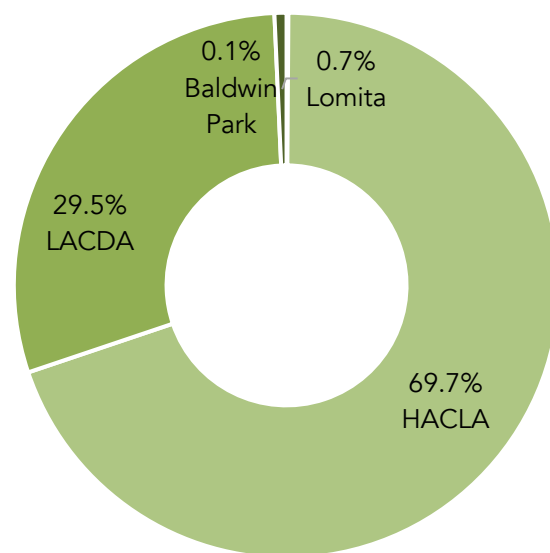
TABLE 20: PUBLIC HOUSING AUTHORITY OWNED HOMES IN LOS ANGELES COUNTY

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)*	7,642
Los Angeles County Development Authority (LACDA)	3,229
Housing Authority of the City of Baldwin Park	12
Total	10,961

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



⁴⁶ At initial occupancy, PHAs guarantee affordable rents up to 30 percent of income to households earning no more than 50 percent of AMI.

⁴⁷ 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 21: 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	6.2%
	HACLA**	12	1,984	18.1%
	City of Baldwin Park	1	12	0.1%
	Subtotal	22	2,377	24.4%
SD 2	LACDA	40	592	5.4%
	HACLA**	31	3,848	35.1%
	Subtotal	71	4,440	40.5%
SD 3	LACDA	6	451	4.1%
	HACLA**	18	1,020	9.3%
	Subtotal	24	1,471	13.4%
SD 4	LACDA	5	1,104	10.1%
	HACLA**	2	592	5.4%
	City of Lomita	1	78	0.7%
	Subtotal	9	2,070	16.2%
SD 5	LACDA	5	405	3.7%
	HACLA**	4	198	1.8%
	Subtotal	9	603	5.5%
County	Grand Total	135	10,961	100%

Source: HUD, LACDA, and HACLA.

*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.⁴⁸

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.⁴⁹

According to HUD, PHAs in the County had 101,834 tenant-based vouchers available in 2024, 1,800 less vouchers than in 2023. Summary data on tenant-based vouchers from each PHA is shown in Table 22 and Figure 24. Highlights:

- LACDA and HACLA allocated 78 percent of vouchers in the county in 2024, a similar proportion to what both PHAs have allocated since 2017; and
- Overall, the PHAs in the county saw an almost two percent (2%) decrease in the number of available tenant-based vouchers, with LACDA seeing the largest decreases from 2023.

⁴⁸ 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.

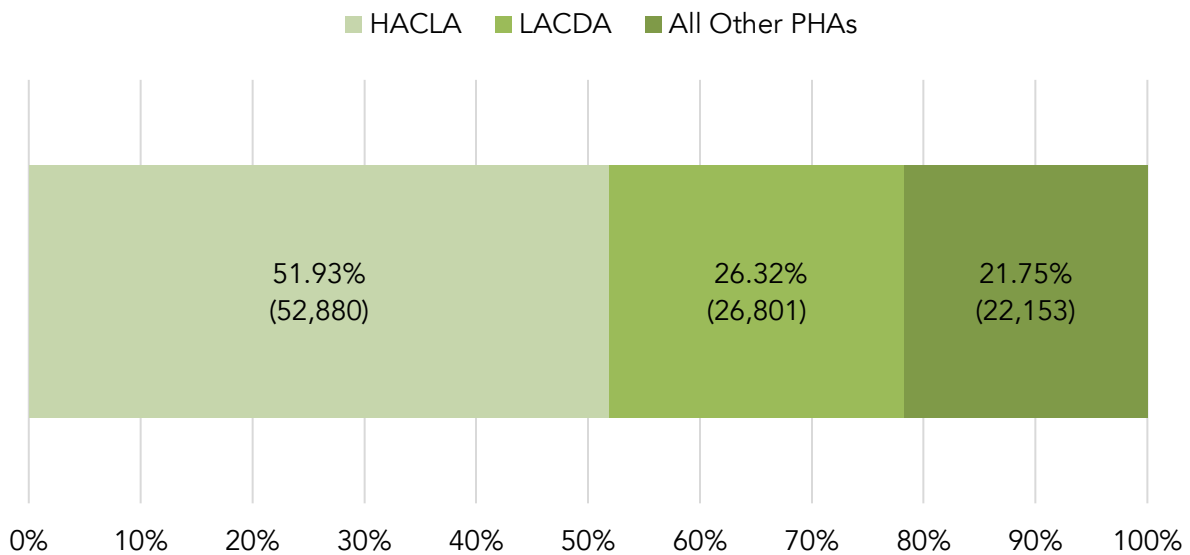
⁴⁹ For more information about why project-basing is a best practice, see "The Power of Leveraging Section 8" by the California Housing Partnership: <https://chpc.net/resources/the-power-of-leveraging-section-8/>.

TABLE 22: HOUSING CHOICE VOUCHERS AVAILABLE IN LOS ANGELES COUNTY (2024)

Public Housing Authorities	# of Vouchers Available	% Change from 2023	Public Housing Authorities	# of Vouchers Available	% Change from 2023
City of Los Angeles (HACLA)	52,880	+0.4%	City of Compton	803	0%
Los Angeles County Development Authority (LACDA)	26,801	-7.5%	City of Torrance	729	+1.0%
City of Long Beach	7,916	+1%	City of Norwalk	727	0%
City of Glendale	1,667	0%	City of Hawthorne	726	0%
City of Santa Monica	1,536	0%	City of South Gate	666	0%
City of Pasadena	1,511	+0.1%	City of Redondo Beach	648	0%
City of Inglewood	1,141	0%	City of Pico Rivera	522	0%
City of Pomona	1,075	+1.6%	Culver City	399	+2.6%
City of Burbank	1,042	0%	City of Hawaiian Gardens	132	0%
City of Baldwin Park	913	0%			

Source: HUD Picture of Subsidized Households, 2024. LACDA.

FIGURE 24: PERCENTAGE OF TOTAL AVAILABLE VOUCHERS IN LOS ANGELES COUNTY BY PUBLIC HOUSING AUTHORITY (2024)



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.⁵⁰ Full details from the 2024 HIC are shown in Table 23.

TABLE 23: 2024 HIC PERMANENT BEDS* IN LOS ANGELES COUNTY

Continuum of Care (CoC)	Year-Round Beds	% of Total Available Beds	% Change from 2023
LAHSA Total	29,906	90%	+5%
<i>SD 1</i>	14,051	42%	+4%
<i>SD 2</i>	7,343	22%	+8%
<i>SD 3</i>	4,992	15%	+4%
<i>SD 4</i>	1,279	4%	+10%
<i>SD 5</i>	1,521	5%	+13%
<i>CONFIDENTIAL</i>	720	2%	-8%
Pasadena (SD 5)	722	2%	+30%
Long Beach (SD 4)	2,583	7.5%	+21%
Glendale (SD 5)	156	0.5%	-45%
Total	33,367	100%	+6%

Source: 2024 Housing Inventory Count (HIC)—Los Angeles CoC, LAHSA. 2024 AHAR HUD.

*Only includes permanent supportive housing (PSH) and other forms of permanent housing (OPH).

⁵⁰ 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.

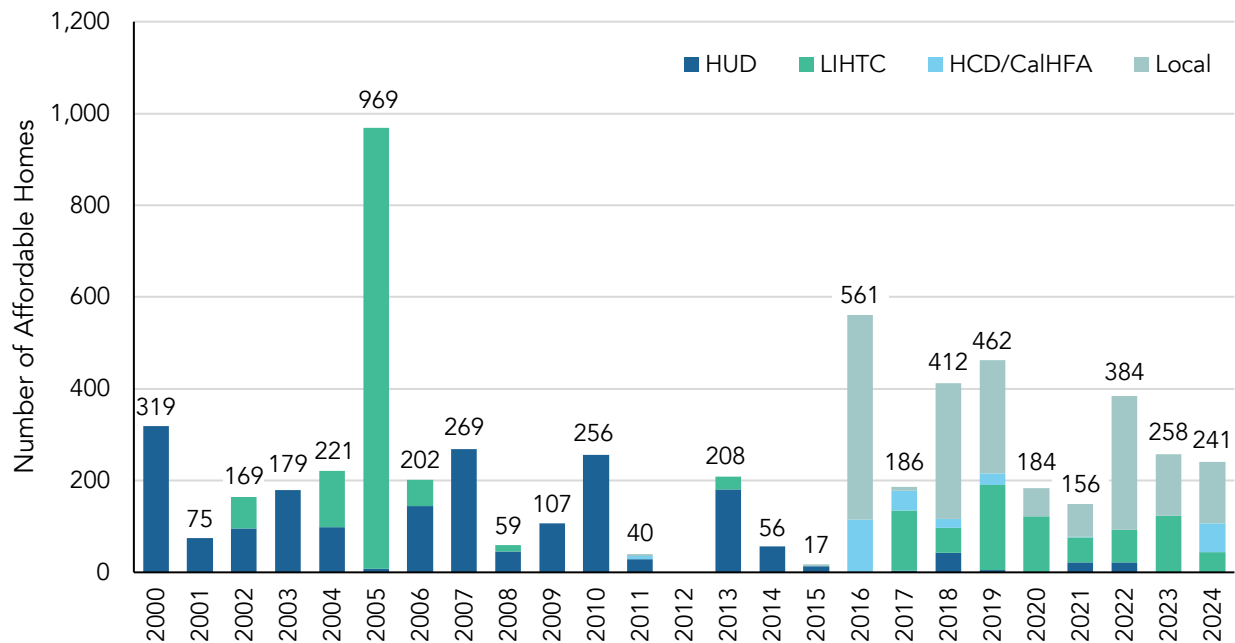
Overview Homes At Risk of Losing Affordability in Los Angeles County

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.⁵¹ 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.⁵²

Lost Affordable Homes in Los Angeles County, 2000-2024

Between 2000 and 2024, the County lost 5,990 affordable rental homes meaning those with project-based rental assistance contracts, or loans from HUD, CalHFA, HCD, tax credits, or local regulatory agreements. These homes were 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 5,990 affordable homes lost in the County, 43 percent converted to market-rate between 2000 and 2009. A fifth (20 percent) of lost affordable homes converted between 2020 and 2024 (see Figure 25).

FIGURE 25: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY (2000-2024)



Source: California Housing Partnership Preservation Database, April 2025.

⁵¹ 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.

⁵² 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 5,990 lost homes, 1,969 (33 percent) had HUD subsidies, 275 (5 percent) had HCD or CalHFA loans and rental assistance, 2,042 (34 percent) were financed with tax credits, and 1,704 (28 percent) had regulatory agreements with local entities. See Table 24 for the number of lost homes by SD.

TABLE 24: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY BY SD AND PROGRAM (2000-2024)

Supervisory District	Lost HUD Homes	Lost LIHTC Homes	Lost HCD/CalHFA Homes	Lost Local Homes	Total Lost Homes	% of Total Lost Homes
SD 1	360	367	147	628	1,502	25%
SD 2	890	802	55	461	2,208	37%
SD 3	119	153	30	450	752	12%
SD 4	167	276	0	70	513	9%
SD 5	433	444	43	95	1,015	17%
Total	1,969	2,042	275	1,704	5,990	100%
<i>Unincorporated Los Angeles*</i>	378	14	0	0	392	7%

Source: California Housing Partnership Preservation Database, April 2025.

*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

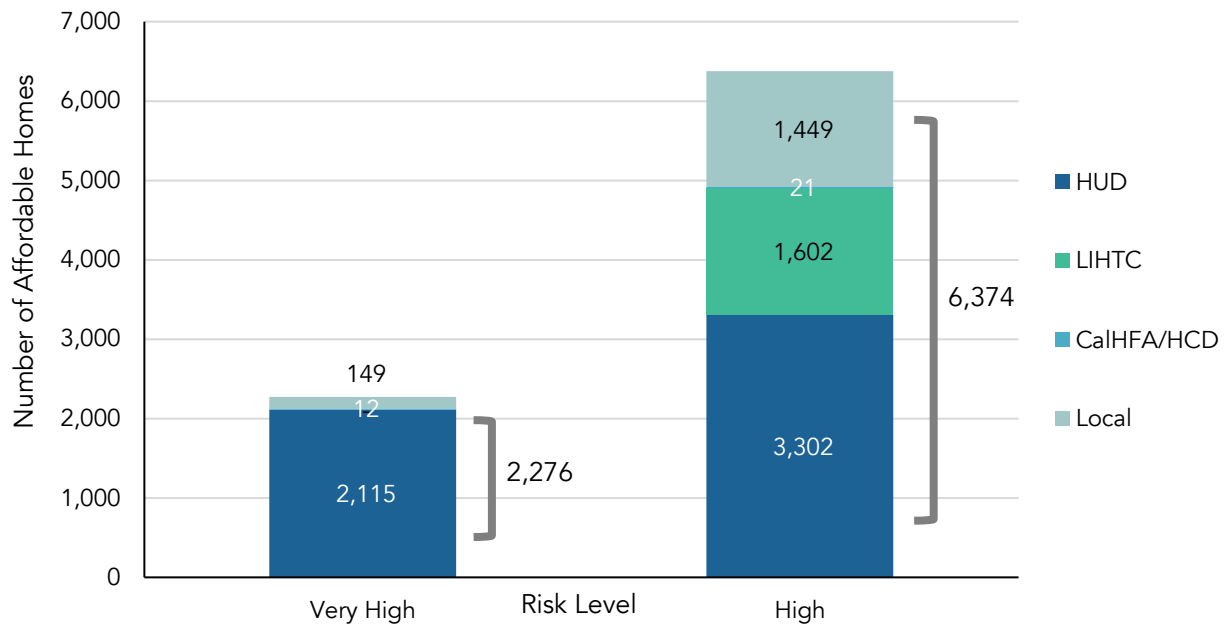
Our analysis demonstrates that the risk of affordable homes converting to market-rate prices is important to pay attention to in the County's tight housing market.

Of the nearly 146,000 federally-, state-, and locally-subsidized affordable homes in the County, 8,650 (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 25):

- 5,417 homes (63 percent) have expiring HUD project-based rental assistance contracts and maturing mortgages, while 1,598 (18 percent) are governed by expiring local regulatory agreements; and
- At-risk affordable homes are concentrated in SDs 1 and 3 (27 percent and 32 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 2025.

TABLE 25: 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/CalHF A Homes**	At-Risk Local Homes***	Total At-Risk Homes	% of Total At-Risk Homes
SD 1	30%	1,013	572	8	740	2,333	27%
SD 2	23%	1,197	27	21	77	1,322	15%
SD 3	20%	1,586	501	0	702	2,789	32%
SD 4	13%	798	278	0	52	1,128	13%
SD 5	14%	823	224	4	27	1,078	12%
Total	100%****	5,417	1,602	33	1,598	8,650	100%
Unincorporated Los Angeles*****	7%	310	332	0	44	686	8%

Source: California Housing Partnership Preservation Database, April 2025.

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 152,295 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

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, like Measure A, for short- and long-term rental assistance and operating subsidies 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, project- and tenant-based subsidies, and the Homeless Incentive Program;
- 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.

The LA County Department of Homeless Services and Housing (HSH), the County's first consolidated department focused on homeless solutions, will integrate the Chief Executive Office Homeless Initiative (CEO-HI), the Department of Health Services (DHS) Housing for Health (HFH) Division, and specified services previously overseen by the Los Angeles Homeless Services Authority (LAHSA), over the course of a year. The driving force behind this new department is increasing accountability, streamlining bureaucracy to stretch our dollars further, and improving care for people experiencing homelessness.

TABLE 26: LOS ANGELES COUNTY AFFORDABLE HOUSING ACTIVITY (2024)

SD	Entitled Affordable Homes (Unincorporated)	County Funded Affordable Homes	Funded Supportive Homes*	Opened Affordable Homes**
SD 1	95	912	428	797
SD 2	59	530	205	612
SD 3	0	64	31	317
SD 4	0	461	264	504
SD 5	4	342	166	361
County Total	158	2,309	1,094	2,591

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 (2017-2024)

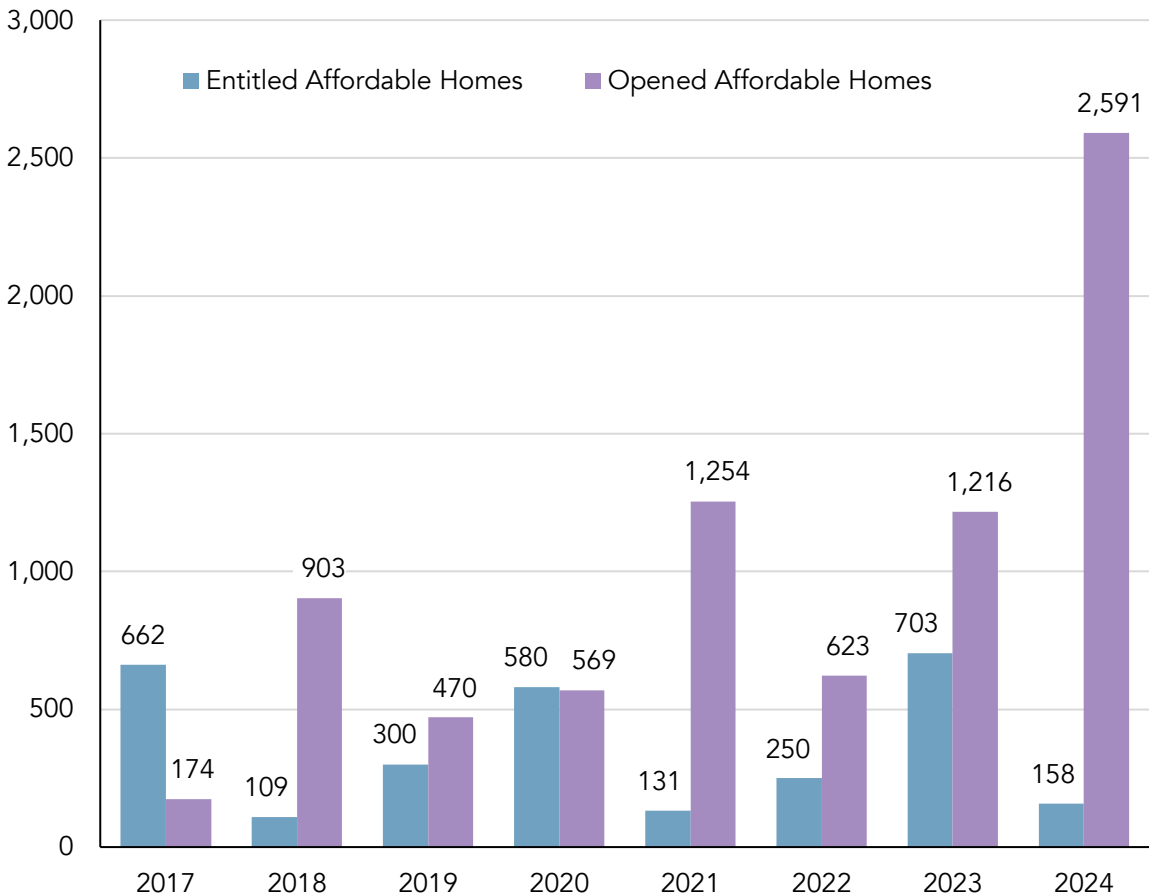


FIGURE 28: COUNTY FUNDED AFFORDABLE HOUSING ACTIVITY (2017-2024)

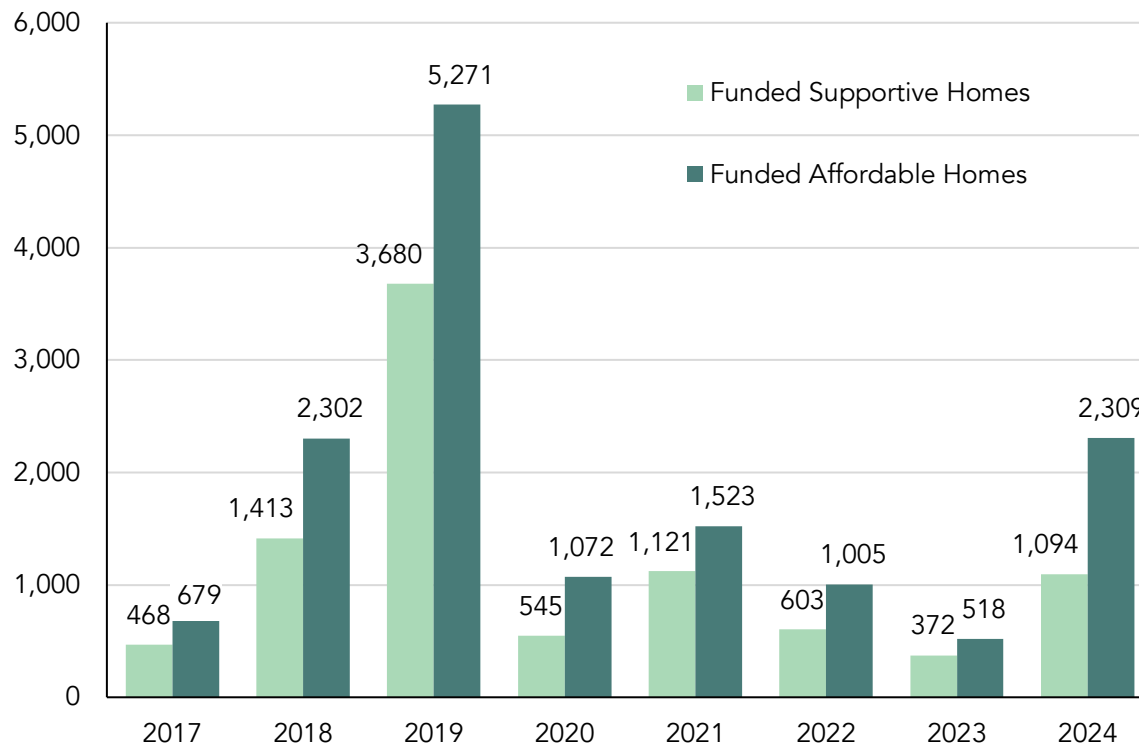


Table 27 shows the countywide and the Supervisorial District (SD)-level affordable housing inventory totals for all County-administered affordable rental developments from the sources listed above. Figure 29 shows a map these affordable rental developments. SD-level maps are included in Appendix D: Full Data Findings, Section 3.

TABLE 27: SUMMARY OF COUNTY-ADMINISTERED AFFORDABLE RENTAL HOUSING AND SUBSIDIES* (2024)

SD	Developments	Affordable Homes**	Permanent Supportive Housing (PSH) Homes	Rental Subsidies***
SD 1	174	11,232	3,848	N/A
SD 2	201	8,195	2,922	N/A
SD 3	66	3,567	1,579	N/A
SD 4	79	5,921	1,503	N/A
SD 5	79	4,601	1,281	N/A
County	599	33,516	11,133	71,035

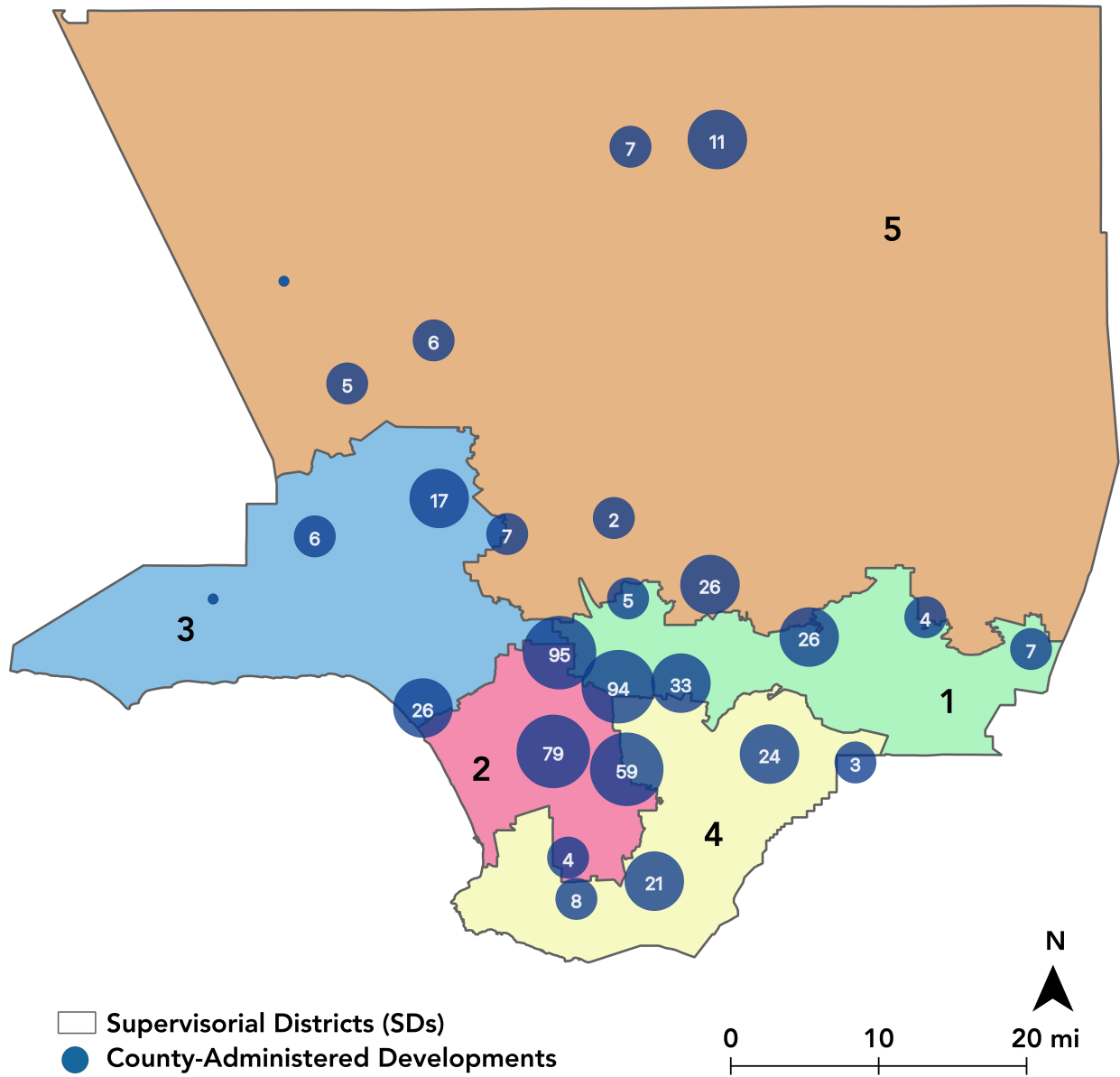
Source: LACDA, DRP, DMH, DHS, and LAHSA.

*Reflects de-duplicated totals among County sources and may overlap with federal and state financing shown in Section 2.

**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 28 and 29 and Figures 30 through 32. Affordable developments that are newly funded, entitled, or opened are shown in Table 30 and Figures 33 through 35. The portfolio of affordable developments funded or monitored by LACDA and DRP are shown in Table 31. Highlights include:

- LACDA invested more than \$192 million in the production of 2,309 affordable rental homes in 2024 (see Table 28, Figure 30 and 31);
- LACDA investments in affordable housing in 2024 are at the highest levels since 2019 (see Figure 30);
- More than 150 affordable homes were entitled in 2024 (see Table 30);
- Funding in 2024 was concentrated in Supervisorial Districts 1 and 2 (see Figure 33);
- In 2024, 2,591 affordable homes opened in Los Angeles County, a 140 percent increase from 2023 (see Table 30);
- The County approved land use entitlements for eight (8) developments with 158 affordable homes in unincorporated areas in 2024, a 76% decrease from what was entitled in 2023 which saw the highest number of entitlements since 2017 (see Figure 34); and
- In FY2024, the Public Housing Capital Fund Program budget received \$9.31 million, more than half (\$5.3 million) of which is from the American Rescue Program awarded through Plan Z (see Figure 32).

TABLE 28: LACDA NOFA INVESTMENTS (2024)

	Amount	% Change from 2023
LACDA NOFA Funds Awarded in 2024	\$192,270,000	+214%
Special Needs & Family New Construction (Avg. Cost per Home)*	\$838,448	+8%
Special Needs & Senior New Construction (Avg. Cost per Home)*	\$604,572	-11%
Supportive Housing New Construction (Avg. Cost per Home)*	\$630,764	-8%

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

FIGURE 30: COUNTY NOFA INVESTMENTS & LEVERAGED RESOURCES (2014-2024)

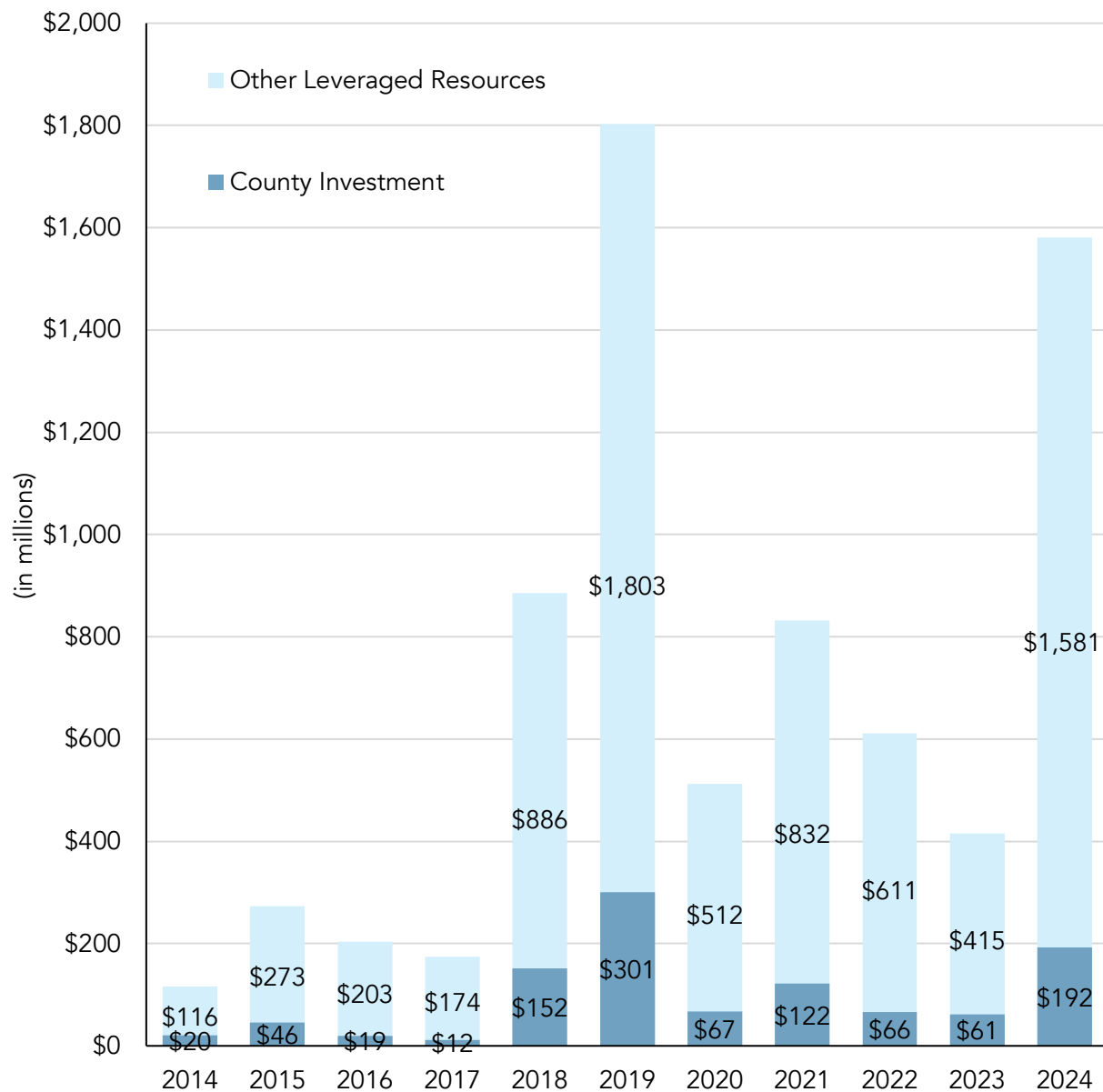


FIGURE 31: COUNTY NOFA INVESTMENTS BY FUNDING SOURCE (2014-2024)

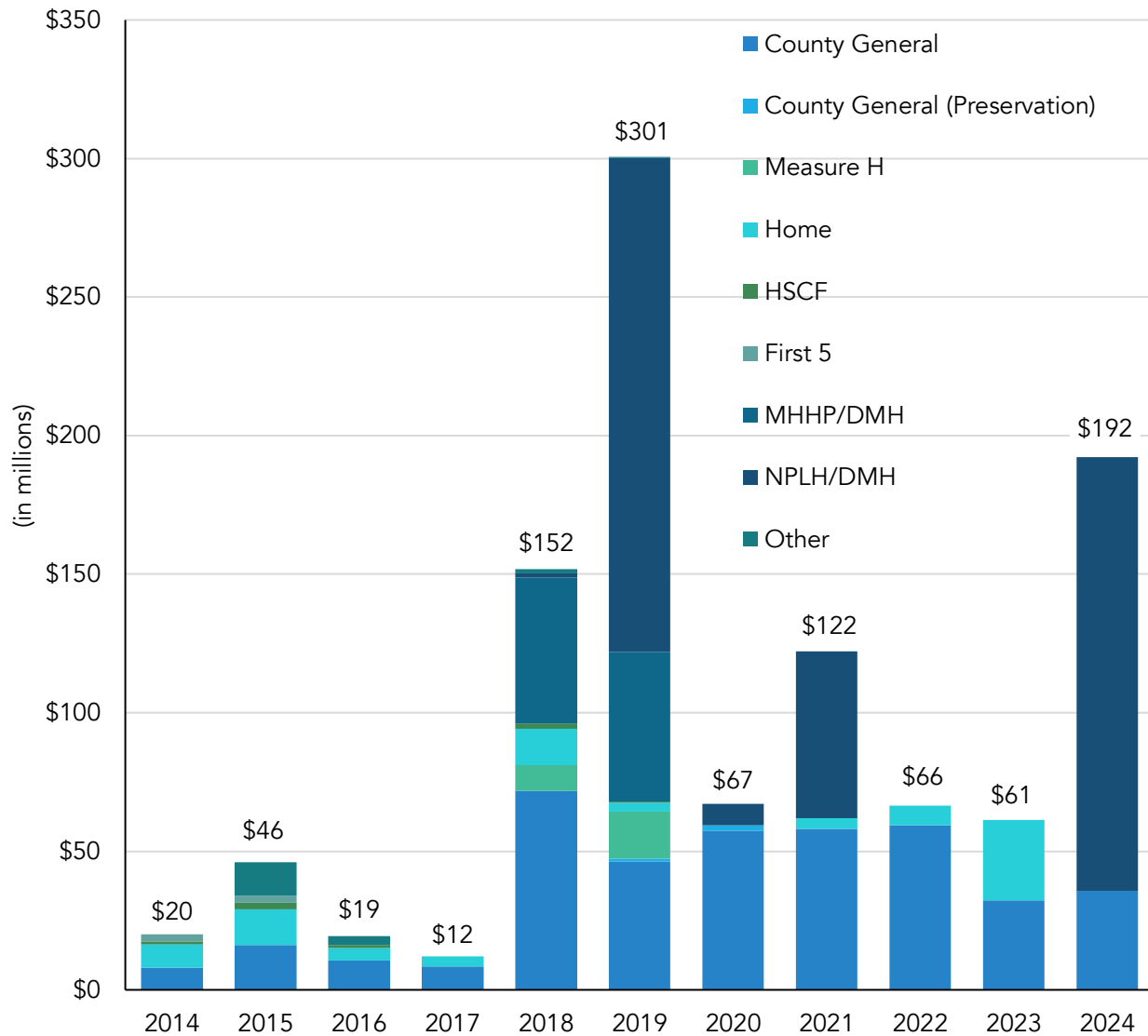


TABLE 29: LACDA PUBLIC HOUSING REHABILITATION EXPENDITURES

	Amount	% Change from FY2023
FY2024-25 Capital Fund Program Budget	\$9,313,854	+1%
Anticipated FY2025-26 Capital Fund Program Budget	\$9,200,000	+2%
Senior Homes Avg. Cost per Home*	\$46,769	+10%
Large Family Homes Avg. Cost per Home*	\$59,974	+10%
Other Homes Avg. Cost per Home*	\$31,432	+10%

*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-FY2024)

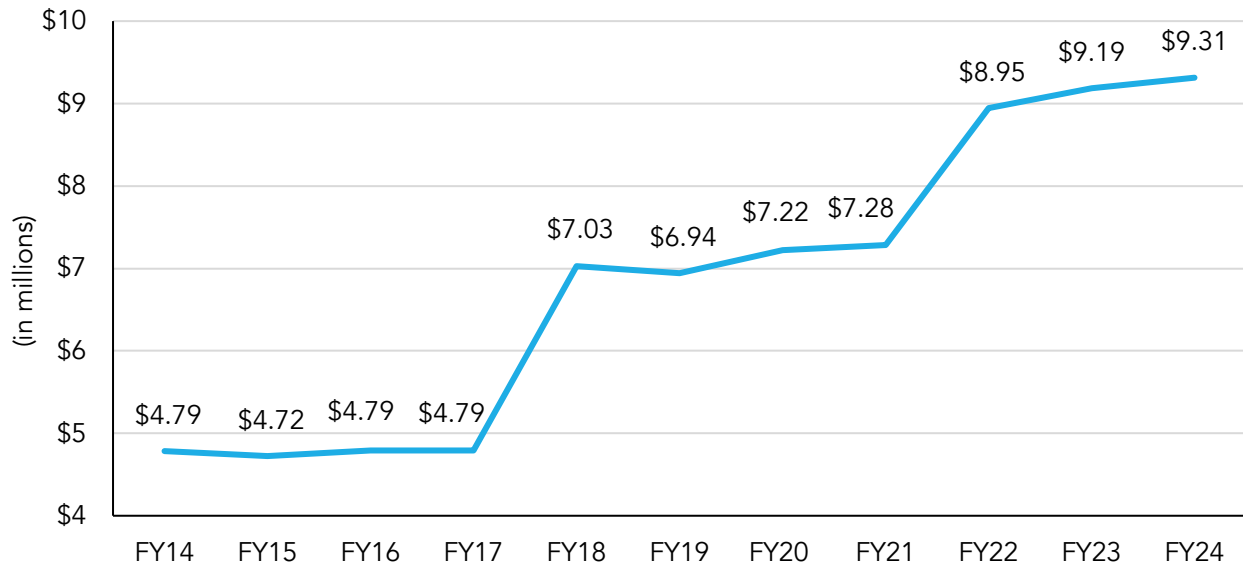
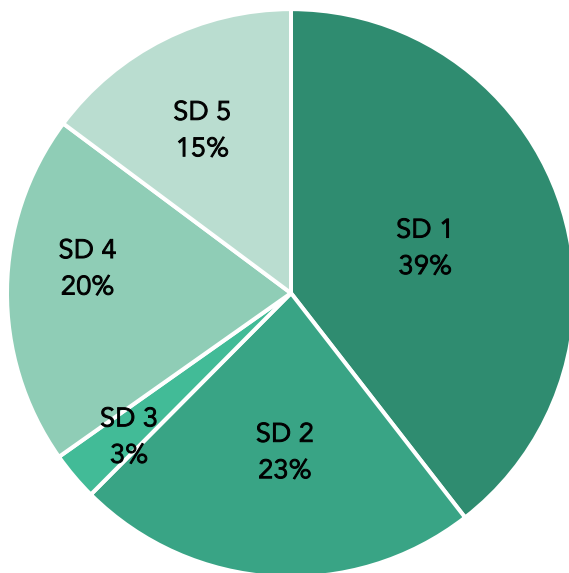


TABLE 30: LACDA AND DRP 2024 AFFORDABLE HOME PRODUCTION AND PRESERVATION IN (UNINCORPORATED AREAS)*

	Developments	Affordable Homes	% Change of Affordable Homes from 2023
Opened in 2024	6	295	+400%
Entitled in 2024	8	158	-76%

*Data presented is a subset of data in Table 26.

FIGURE 33: DISTRIBUTION OF AFFORDABLE HOMES AWARDED IN 2024 NOFA



SD	Affordable Homes	% Change from 2023*
SD 1	912	+466%
SD 2	530	+317%
SD 3	64	+31%
SD 4	461	+155%
SD 5	342	N/A
County	2,309	+346%**

Percentage change from affordable homes awarded in 2023 NOFA.

**Significant increase due to the availability of NPLH funds.

FIGURE 34: AFFORDABLE HOMES ENTITLED AND OPENED THROUGH DENSITY BONUS, MELLO ACT, OR DEVELOPMENT ON COUNTY-OWNED LAND IN UNINCORPORATED AREAS (2017-2024)

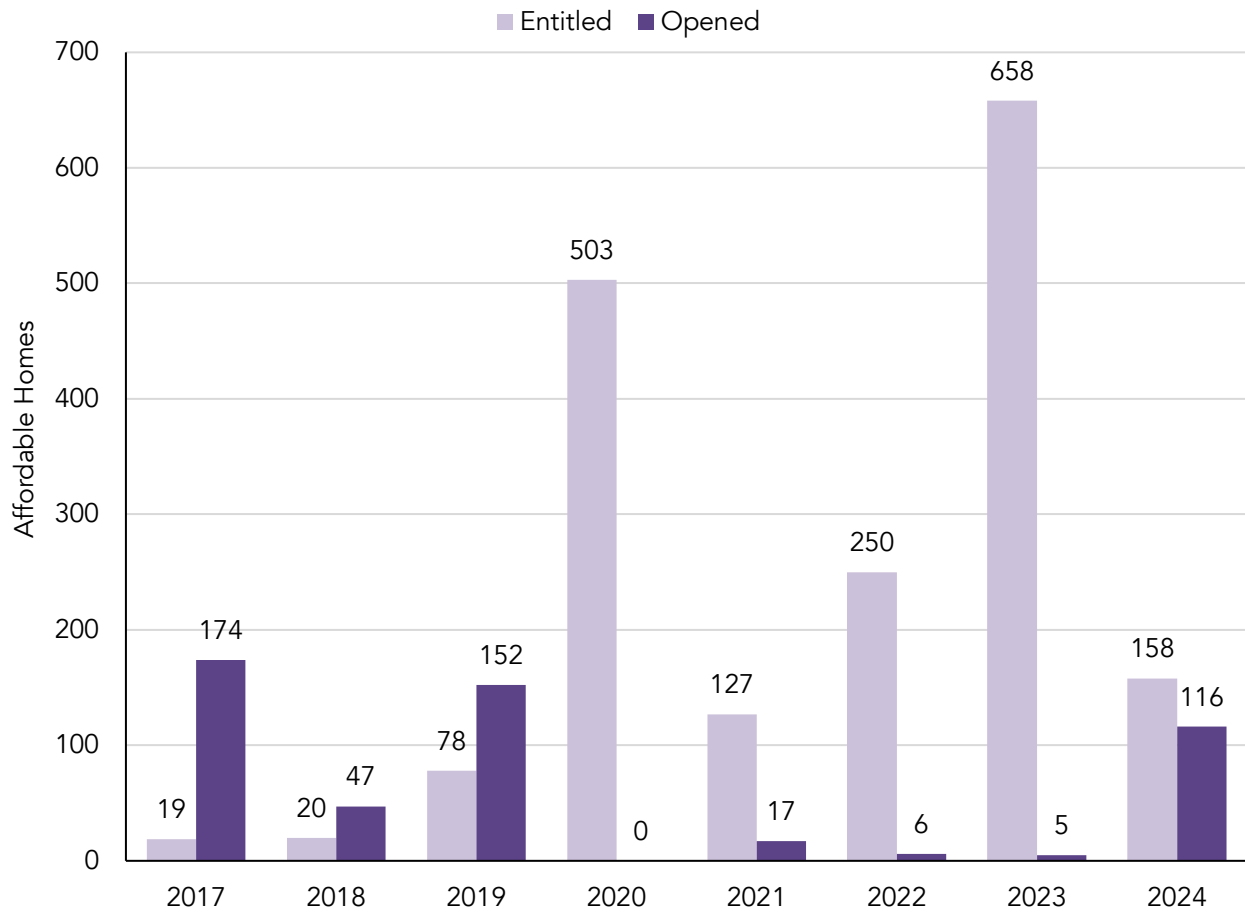


TABLE 31: LACDA AND DRP DEVELOPMENTS FUNDED AND MONITORED* (2024)

SD	Developments	Affordable Homes**	% Change of Affordable Homes from 2023
SD 1	163	10,130	+8%
SD 2	189	7,525	+15%
SD 3	53	2,856	+4%
SD 4	72	5,433	+10%
SD 5	77	4,542	+7%
County	554	30,486	+9%

*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 2024, the Housing Strategies Unit at the LACDA completed populating its preservation database, Affordability Watch, with projects subject to affordability restrictions in place prior to 2020. 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.

LACDA Affirmatively Furthering Fair Housing Efforts

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 2024, the LACDA's Customer Service Unit (CSU) that administers Open Doors served over 1,342 visitors in the lobby and 3,950 visitors through virtual appointments. Additionally, the CSU provided a total of 2,366 incentives to property owners in 2024. Overall, the program served more visitors but provided 56% less incentives than in 2023 due to a reduced budget and fewer staff members. A breakdown of incentives provided through the Open Doors program in 2024 are in Table 32.

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. Remaining Community Development Block Grant-Coronavirus (CV) funds continue to address residual fair housing needs related to pandemic recovery, 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.⁵³

⁵³ CDBG-CV funding was time limited and ended in FY2023-2024.

TABLE 32: OPEN DOORS EXPENDITURES AND ACTIVITY (2024)

	Amount	% Change from 2023
Expenditures	\$6,359,606	-56%
	# of Incentives	% Change from 2023
Sign on Bonus	1,278	-45%
Security Deposit	958	-52%
Vacancy Loss Payment	69	+21%
Damage Mitigation	61	-35%
Total	2,366	-47%

In FY2023-2024, HRC directly assisted 3,024 residents with direct client services, 85 percent of which were for General Housing inquiries. Upon review, HRC staff were able to determine that 15 percent of the inquiries were elevated to Discrimination and required fair housing action, which led to the filing of 52 Fair Housing complaint cases. Eighty-three (83%) percent of those served identified as extremely low-income and approximately two-thirds 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 and the type of assistance provided since FY2019 are in Figures 35 and 36.

FIGURE 35: TYPES OF HRC INQUIRIES, FY2019–FY2023

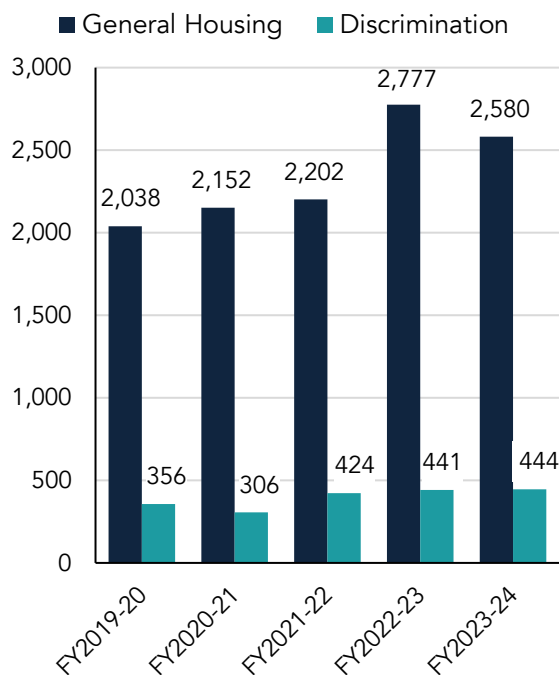
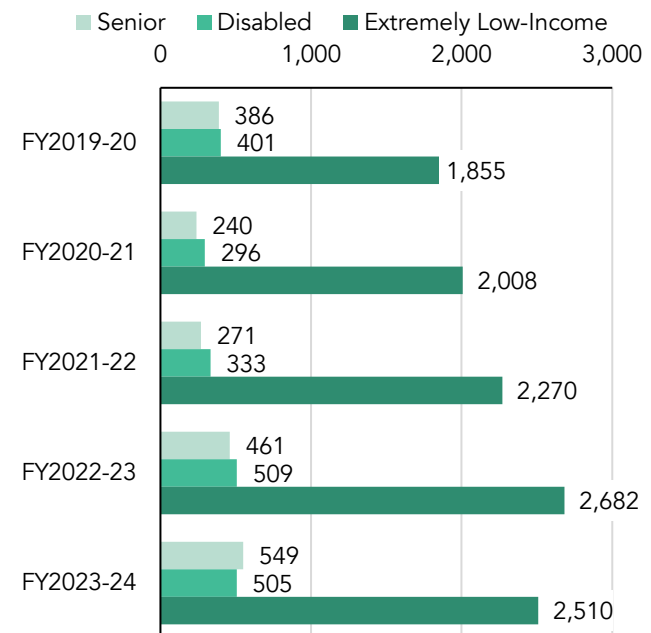


FIGURE 36: DEMOGRAPHICS OF RESIDENTS SERVED IN FY2019- FY2023*



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

LACDA Homeless Incentive Program

The LACDA’s Homeless Incentive Program (HIP) began in February 2016 and was designed to address homelessness by encouraging landlords to rent their available units to Section 8 voucher holders who have been prioritized under a homeless preference. To facilitate participation, HIP offers monetary incentives to landlords in unincorporated areas of Los Angeles, helping to reduce financial barriers and increase housing opportunities for individuals experiencing homelessness. Owners with available units in the cities of Los Angeles, Pasadena, Inglewood, Norwalk, Burbank, Redondo Beach, Long Beach, Culver City, and the LACDA’s regular jurisdictions may also participate in this program. Since its creation, more than 7,673 families have been assisted.

Funding for the program comes as part of the Homeless Prevention Initiative, a collaborative effort involving multiple county agencies and supported by funding from Los Angeles County Measure H. Nearly \$26.5 million has been issued for incentives since implementation. HIP operates on a first-come, first-served basis, with funding contingent on availability. Incentives include security deposits, sign on bonuses, damage mitigation funds, application/credit check fee reimbursements, and vacancy loss coverage, ensuring that landlords have financial support when leasing units to formerly homeless individuals.

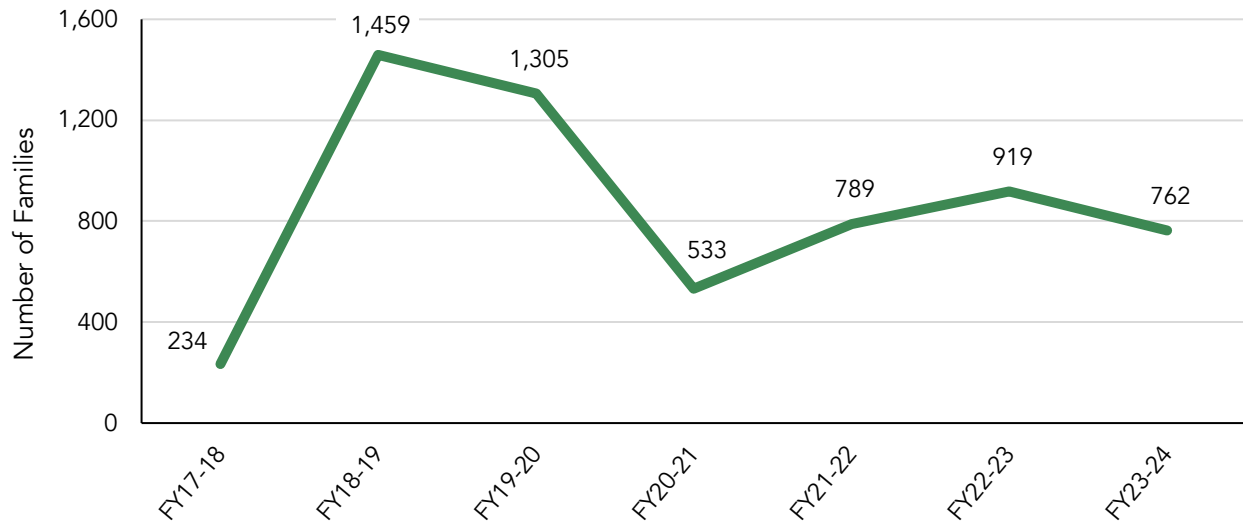
For Fiscal year 2023-2024, the allocated budget for incentives was \$4,728,412, of which 71 percent was expended. The budget was not fully utilized due to lack of referrals, SAFMR and payment standards, and certain popular incentives no longer being offered such as the HQS reimbursement program. During this time 28 landlord events were attended.

Data on HIP program outcomes are shown in Table 33 and Figure 37.

TABLE 33: HOMELESS INCENTIVE PROGRAM BUDGET AND OUTCOMES (FY2023)

		Amount
Expenditures		\$3,351,449
	# of Incentives	Amount
Sign on Bonus	783	\$1,694,700
Security Deposit	385	\$1,361,407
Damage/Mitigation	17	\$33,137
Application/Credit Check Fee	53	\$2,684
Vacancy Loss	32	\$55,972
Furniture Assistance	171	\$203,549

FIGURE 37: HOMELESS INCENTIVE PROGRAM FAMILIES PLACED BY FISCAL YEAR (FY2017-2023)



LACDA Rental Subsidies

LACDA administers multiple voucher programs offering short- and long-term assistance and in 2024 reached more than 62,000 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 2024 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 2024 and those that are currently on the waitlist.

Highlights include:

- The vast majority of the LACDA’s voucher households (85 percent) are participants in the Housing Choice Voucher (Voucher) program (see Table 34);
- Households served by LACDA’s voucher programs increased by two (2) percent from 2023 to 2024 (see Figure 38);
- Veterans Affairs Supportive Housing (VASH) project-based assistance served 13 percent more individuals in 2024 than in 2023 and more than two and half times the individuals in 2024 than in 2019 (see Table 34); and
- The number of households on the Voucher program waiting list declined significantly (85%) as LACDA purged the waiting list in 2024 (see Table 36).⁵⁴

⁵⁴ Purging the waiting list occurs when the public housing authority sends notifications to all current waiting list registrants to confirm their continued interest in a stated time frame. Those who do not respond are removed from the list.

FIGURE 38: VOUCHERS ALLOCATED AND HOUSEHOLDS SERVED BY LACDA (2017-2024)

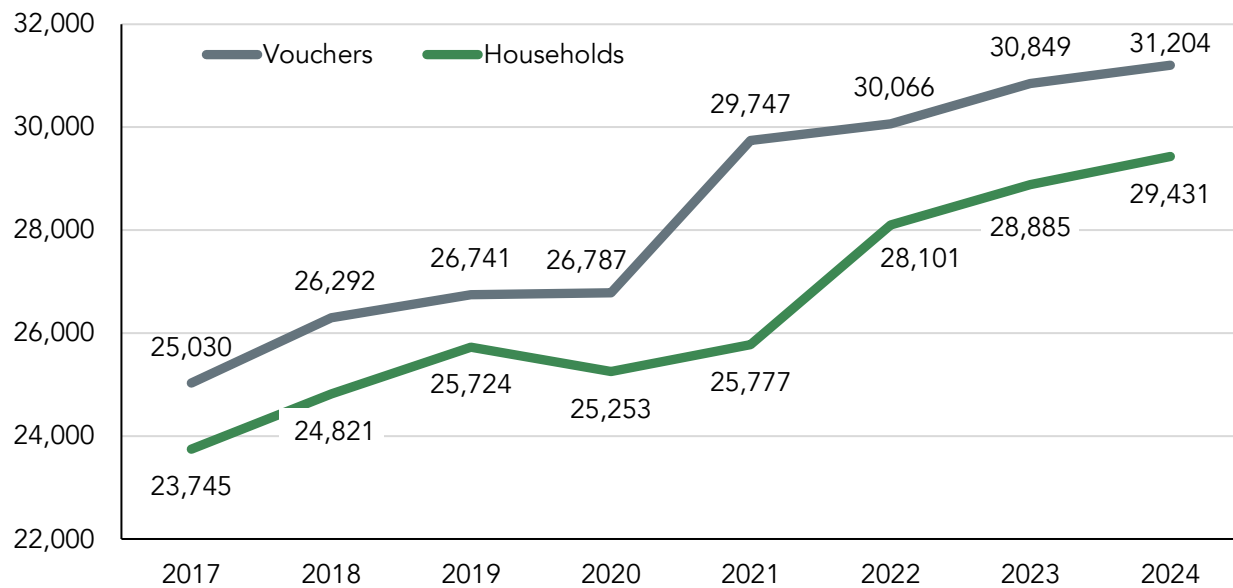


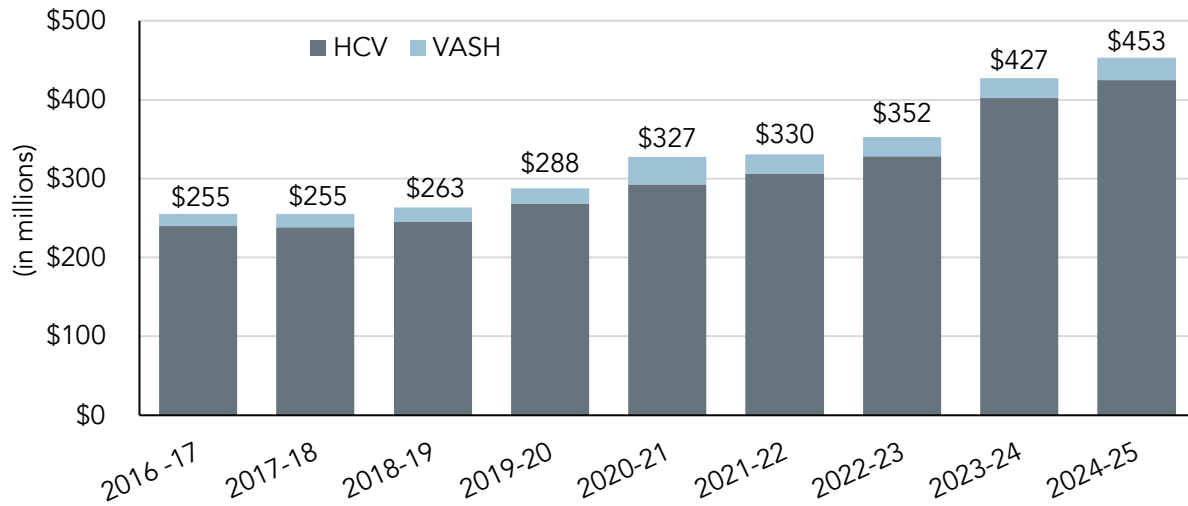
TABLE 34: TENANTS SERVED BY LACDA VOUCHER PROGRAMS* (2024)

	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	23,148	22,762	51,769	\$1,337	\$588	13,294	10,146	7,759
Project-Based Vouchers	2,416	2,269	3,776	\$1,399	\$840	1,344	851	430
Tenant-Based VASH	2,949	1,952	3,042	\$1,125	\$722	908	954	315
Project-Based VASH	493	423	464	\$1,065	\$971	248	263	11
Tenant-Based CoC	1,893	1,958	3,073	\$1,362	\$868	2,035	646	338
Sponsor-Based CoC	305	67	136	\$1,231	\$606	74	21	25
Family Unification Vouchers	385	369	1,208	\$1,675	\$512	121	25	266
Total**	31,204	29,431	62,260	N/A	N/A	17,903	12,881	8,914

*Turnover of voucher recipients may result in more than one household being served 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.

FIGURE 39: LACDA HCV AND VASH FUNDING (FY2016-2024)



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	\$236,601,125	\$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
2024-2025	Tenant-Based	\$395,064,843	\$23,356,309	\$418,421,152
	Project-Based	\$29,887,600	\$4,501,341	\$34,388,941

TABLE 35: LACDA NEW ADMISSIONS* (2024)

	# of Households	% Change from 2023
Elderly	487	-26%
Disabled	919	-34%
Single-member Households	1,146	-32%
Families	768	-30%
Total	1,914	-31%

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

TABLE 36: LACDA VOUCHER WAITING LIST* (2024)

	# of Households	% Change from 2023
Elderly (Head of Households only)	1,337	-85%
Disabled (Head of Households only)	1,537	-65%
Disabled (Head of Households or Spouse)	1,728	-80%
Single-member Households	1,755	-85%
Families	3,131	-85%
Total	4,886	-85%*

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

**LACDA purged the waiting list in 2024

More than 1,600 tenants exited from voucher programs in 2024, a four (4%) increase from 2023,⁵⁵ predominately due program violations and the tenant passing. Reasons for exits are summarized in Table 37:

- Eight out of ten exits from tenant- and project-based vouchers were the result of program violations, the death of the tenant, and self-termination;
- The number of voucher expirations declined 19 percent from 2023;
- 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;⁵⁶ and
- Of CoC program participants who left the program in 2024, 86 percent exited the program due to program violations or became deceased.

⁵⁵ In general, when households leave voucher programs, their vouchers remain in the program and become available to other households in need of rental assistance.

⁵⁶ 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.

TABLE 37: LACDA TENANT REASONS FOR LEAVING VOUCHER PROGRAMS (2024)

	Voucher Program*	VASH Program*	CoC Program	Section 8 Family Unification Program
Deceased	370	54	45	0
End of Program	0	15	0	0
Ineligible for Program	0	1	0	7
Program Violation	421	87	74	11
Self-Termination	162	81	6	2
Voucher Expired**	166	17	9	4
Self-Sufficient	85	20	4	6
Total	1,204	275	138	30

*Reflects tenant- and project-based vouchers.

**Vouchers expire 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.

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 2024, the County had met eight (8) 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

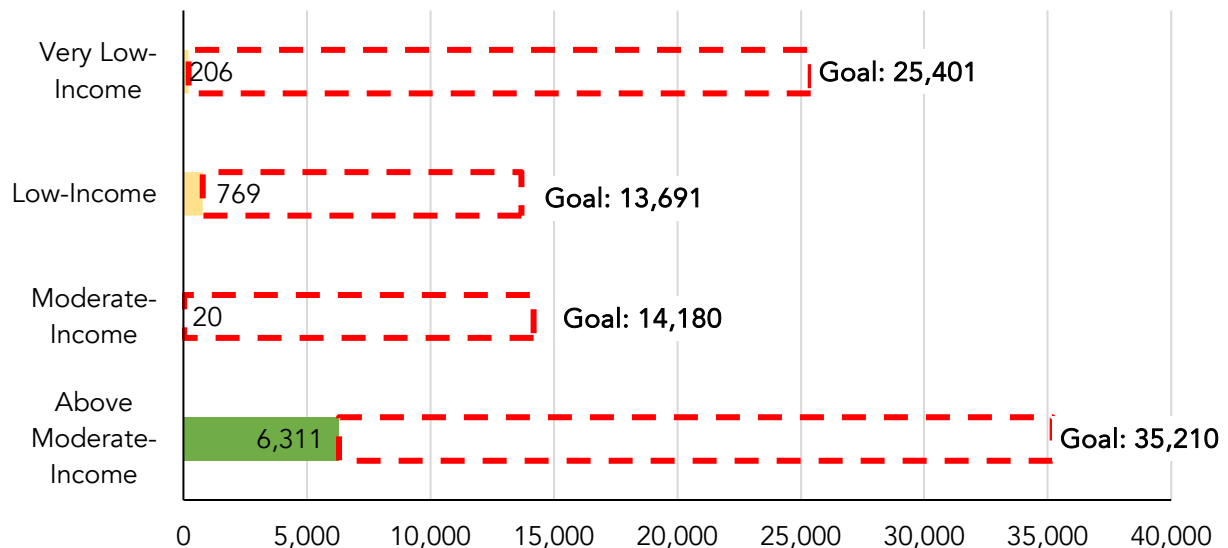


TABLE 38: PROGRESS ON 6th HOUSING ELEMENT CYCLE RHNA (2021-2029)

Income Level	RHNA Allocation	Total Units Permitted 2021 - 2024	% of RHNA Met
Very Low	25,401	206	0.8%
Low	13,691	769	6%
Moderate	14,180	20	0.1%
Above Moderate	35,210	6,311	18%
Total	88,482	7,306	8%

**The County RHNA allocation was adjusted due to the annexation of unincorporated territory by the City of Santa Clarita and the City of Whittier.*

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.

On April 1, 2025 the Board of Supervisors approved establishing the County’s first ever department on homelessness. The initial phase of this process begins on July 1, 2025 and includes the integration of DHS Housing for Health (HFH) and the Chief Executive Office Homeless Initiative. By July 1, 2026 the department will have integrated with other departments and related services, solely dedicated to serving people who are unhoused or at risk of becoming unhoused.

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 nearly 30,000 individuals in 2024, a 14 percent increase from 2023 (see Table 41);
- DHS newly connected more than 9,400 individuals with housing subsidies and services in 2024, a 53 percent increase from 2023 due to the growth of project based housing and the ramp of Flexible Housing Subsidy Pool (FHSP) programs (see Table 41);
- Forty (40) 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 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 (FY2024)

	Amount*	% Change from FY2023
Permanent Supportive Budget**	\$193,009,932	+23%***
Rapid Re-Housing Budget****	\$2,387,270	-10%

*Estimated budget amounts.

**Includes Enriched Residential Care (DHS) – BC ERC.

***Payment rates for ICMS increased and FHSP programs continue to ramp up, including American Rescue Plan Act funded programs and State grant funded programs like Home Safe and the Encampment Resolution Fund.

****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 re-housing through the Office of Diversion and Reentry.

FIGURE 41: DHS HOUSING FOR HEALTH BUDGETS (FY2017-FY2024)

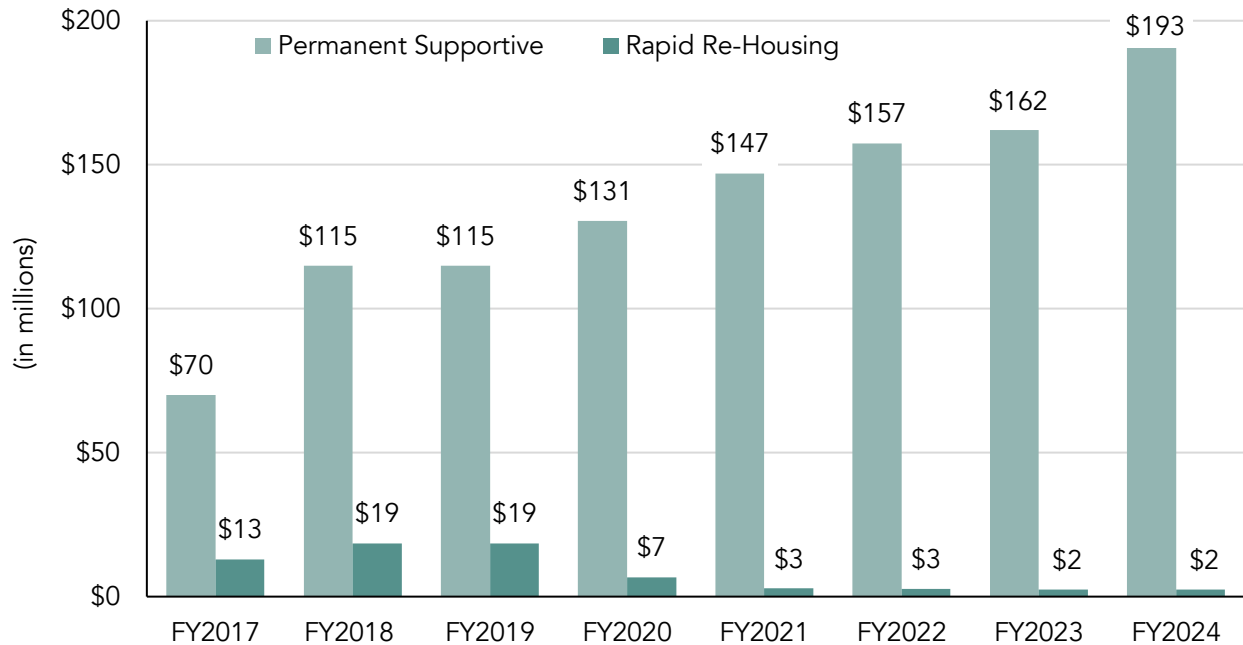


TABLE 40: DHS HOUSING FOR HEALTH AVERAGE COST PER TENANT* (FY2024)

Forms of Assistance	Amount	% Change from FY2023
Permanent Supportive Housing (local voucher)**	\$34,042	+13%
Rent Subsidy***	\$24,412	+15%
Tenancy Support Services	\$3,420	0%
Intensive Case Management Services	\$6,210	+15%
Permanent Supportive Housing (federal voucher)	\$6,210	+15%
Intensive Case Management Services	\$6,210	+15%
Rapid Re-Housing	\$23,748	+3%
Rent Subsidy	\$14,116	-1%
Tenancy Support Services	\$3,420	0%
Intensive Case Management Services	\$6,210	+15%

*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 (2024)

	# of Individuals	% Change from 2023
Total Number of Individuals Connected to Housing Subsidy and/or Services in 2024	29,989	+14%
Permanent Supportive	29,706	+14%
Rapid Re-Housing	283	+26%
Number of Individuals Newly Connected to Housing Subsidy and/or Services in 2024	9,442	+53%*
Permanent Supportive	9,324	+54%
Rapid Re-Housing	118	+13%
Number of Individuals Projected to Serve in in 2025	34,465	+14%
Permanent Supportive	34,162	+14%
Rapid Re-Housing	303	+26%

*This increase is due to the growth of the project-based portfolio and the ramp up of FHSP programs.

TABLE 42: RENTAL SUBSIDIES IDENTIFIED FOR DHS CLIENTS* (2024)

		# of Rental Subsidies	% of Subsidies	% Change from 2023
Flexible Housing Subsidy Pool (FHSP)	Tenant	7,120	24%	+15%
	Project-Based	2,243	7%	+16%
HACLA**	Tenant	3,831	13%	-9%
	Project-Based	8,034	27%	+20%
LACDA**	Tenant	3,503	12%	-8%
	Project-Based	1,844	6%	+23%
Housing Authority of the City of Long Beach**	Tenant	130	0.4%	-2%
	Project-Based	315	1%	+70%***
Other Public Housing Authorities and HUD**	Tenant	347	1%	+22%
	Project-Based	408	1%	+39%
MHSA Trust Fund	Tenant	0	0%	0%
	Project-Based	247	1%	-7%

TABLE 42 CONTINUED: RENTAL SUBSIDIES IDENTIFIED FOR DHS CLIENTS* (2024)

		# of Rental Subsidies	% of Subsidies	% Change from 2023
LAHSA	Tenant	417	1%	-1%
	Project-Based	123	0.4%	+50%****
Other County Resources	Tenant	10	0.03%	-23%
	Project-Based	0	0%	0%
Total		28,572	100%	+10%

*This table is inclusive of all Housing for Health rental subsidies.

**Federal vouchers.

***This significant increase is due to additional project based developments opening in the City of Long Beach.

****This significant increase is due to additional subsidies being funded under the Continuum of Care Special Unsheltered Notice of Funding Opportunity.

TABLE 43: RACE/ETHNICITY* OF HOUSING FOR HEALTH CLIENTS (2024)

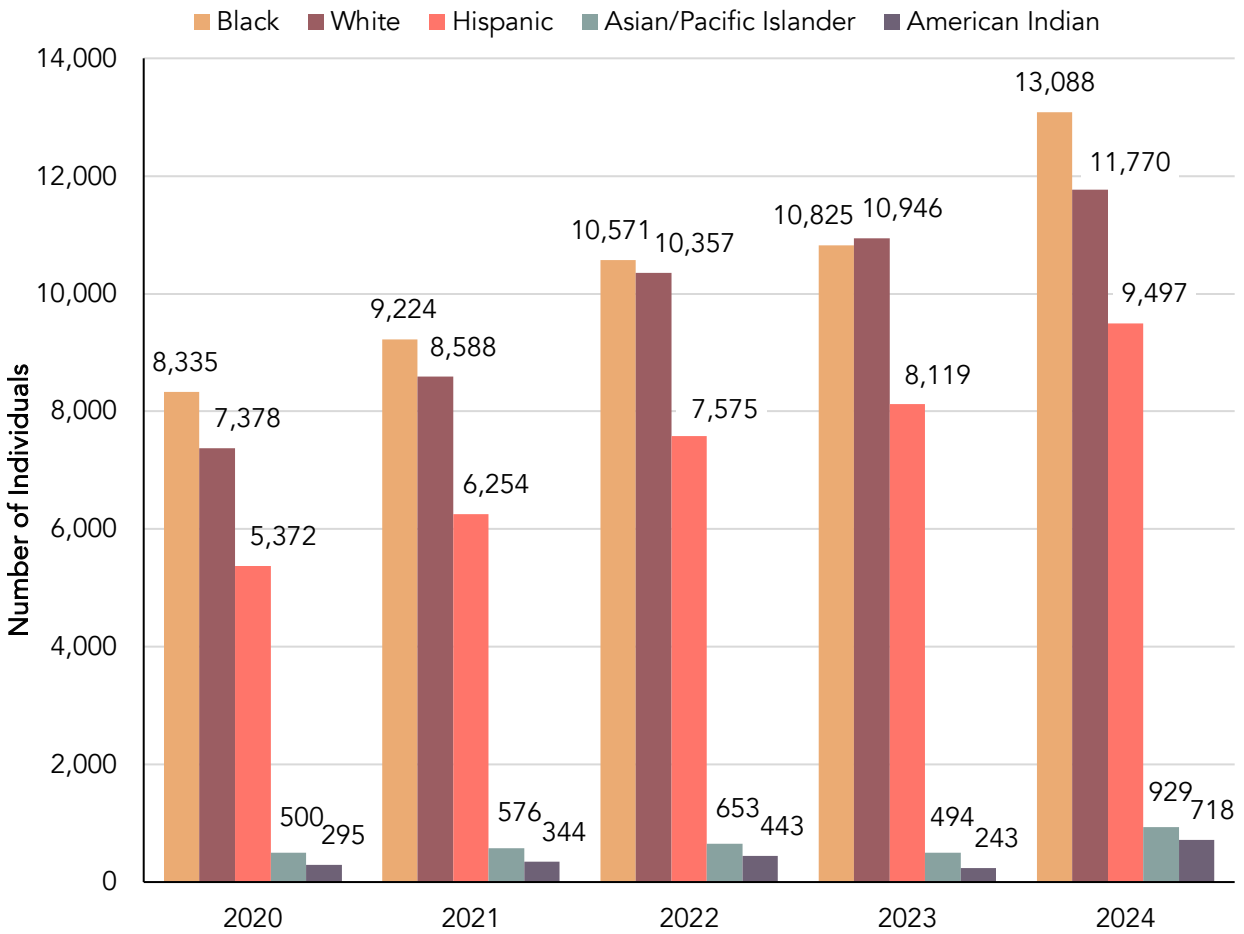
	# of Individuals	% Change from 2023
Black	13,088	+21%
Hispanic**	9,497	+17%
White	11,770	+8%
American Indian	718	+195%***
Asian/Pacific Islander	929	+88%***
Unknown	798	+36%
Other	129	-88%

*Clients may identify with multiple categories. Therefore, the sum of each row will not equal the total number of individuals served.

**Any race can also be "Hispanic" ethnicity.

***These significant increases are likely due to these clients previously self-reporting as multi-racial, and reporting has since been updated to align with HUD's standards.

FIGURE 42: RACE/ETHNICITY* OF HOUSING FOR HEALTH CLIENTS (2020-2024)

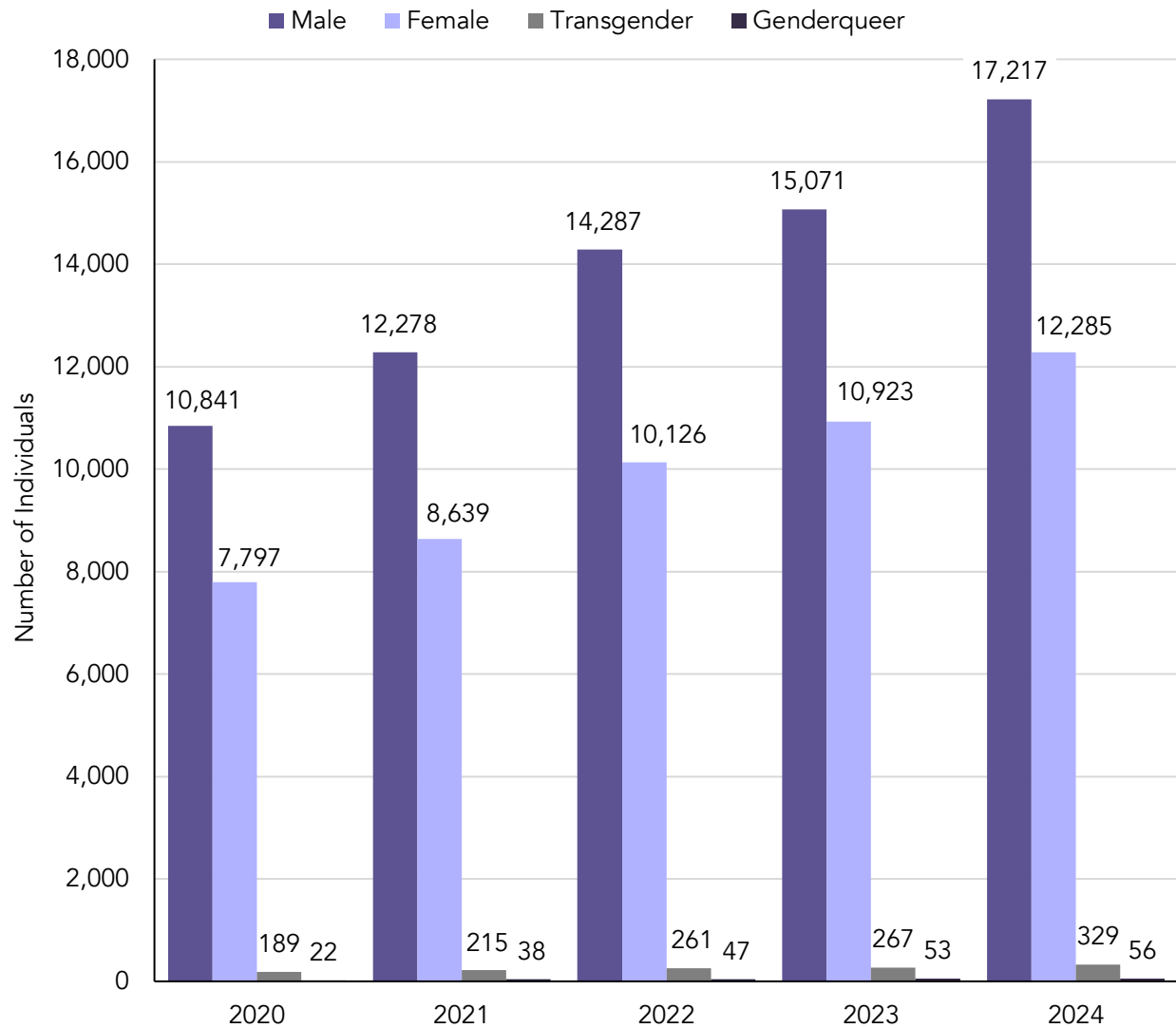


*Total number of individuals connected to housing subsidy and/or services in each calendar year. Clients may identify with more than one category. Individuals where race/ethnicity was not identified are not represented.

TABLE 44: GENDER OF HOUSING FOR HEALTH CLIENTS (2024)

	# of Individuals	% Change from 2023
Female	12,285	+12%
Male	17,217	+14%
Transgender	329	+23%
Genderqueer	56	+6%
Unknown	102	+96%

FIGURE 43: GENDER OF HOUSING FOR HEALTH CLIENTS (2020-2024)*

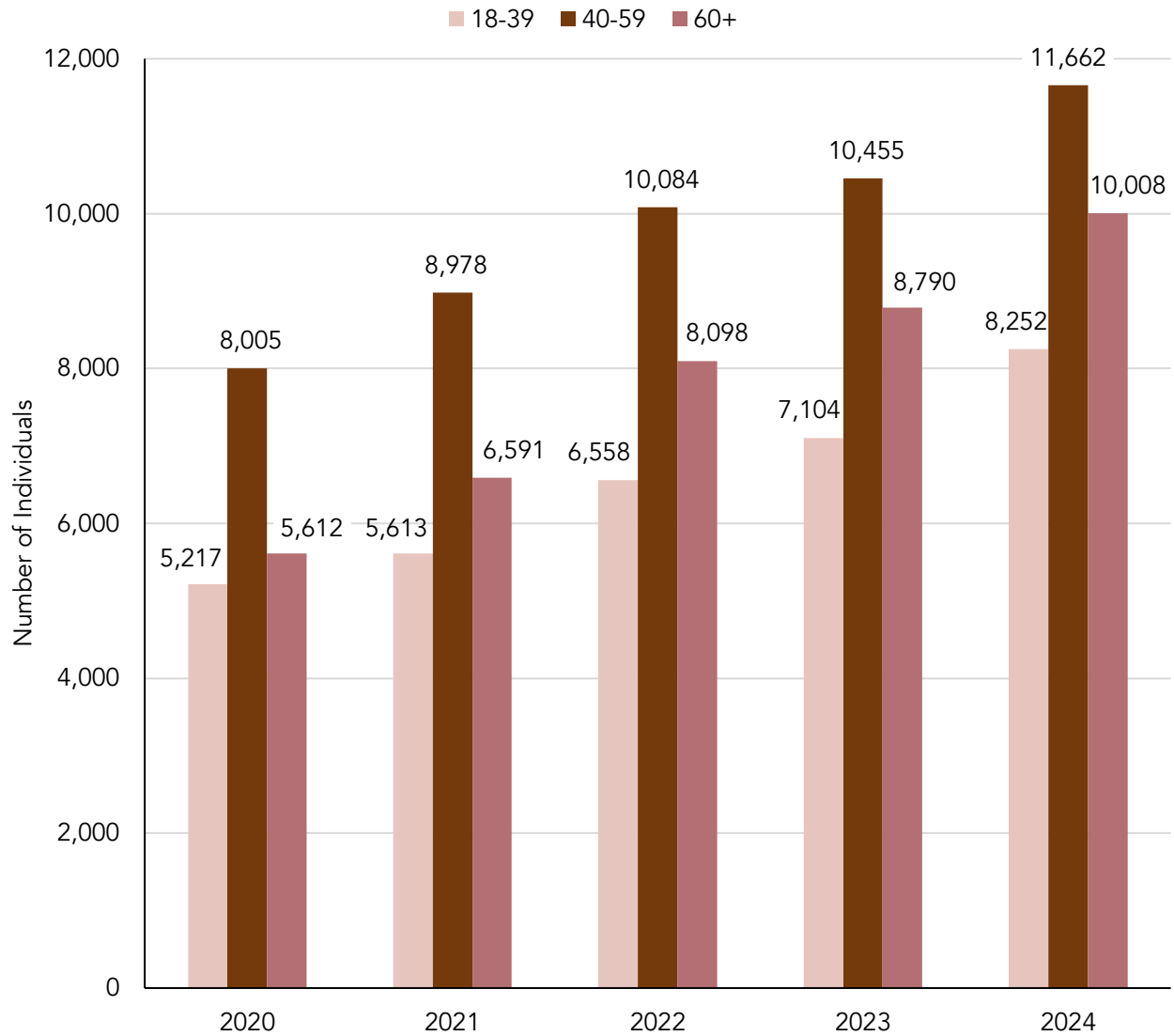


*Total number of individuals connected to housing subsidy and/or services in each calendar year. Individuals where gender was not identified are not represented

TABLE 45: AGE CATEGORIES OF HOUSING FOR HEALTH CLIENTS (2024)

	# of Individuals	% Change from 2023
18-29	2,685	+9%
30-39	5,567	+20%
40-49	5,253	+22%
50-59	6,409	+5%
60-69	7,407	+11%
70+	2,601	+21%
Unknown	67	+294%

FIGURE 44: AGES OF HOUSING FOR HEALTH CLIENTS (2020-2024)*



*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) who 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 this population. 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 provide ongoing supports that promote housing retention. DMH is able to provide ongoing supportive services to clients in both 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, through DMH project and tenant-based PSH resources and Enriched Residential Care (ERC) Program licensed residential care subsidies, DMH assisted a total of 8,003 unique clients⁵⁷ in accessing housing (see Table 46 below), which is a nearly 13% increase over 2023. DMH is working to continue to build this number as more resources become available and 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.

Since 2008 DMH has invested more than \$1 billion of MHSA funding in the capital development of project-based PSH that targets PEH who 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 (HSSP) 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. Additionally, DMH is anticipating further capital investment funding

⁵⁷ This includes clients who may have been living in both PSH and licensed residential care over the reporting period.

resulting from the Homekey+ Notice of Funding Availability that was released by the California Department of Housing and Community Development in November 2024 and will make available \$2.145 billion in grant funding to support the development of PSH for Veterans and individuals with mental health and/or substance use disorder challenges who are at-risk of or experiencing homelessness. DMH is also exploring the allocation of MHSA/Behavioral Health Services Act (BHSA) funds toward capital and rental subsidies that would serve as the local match for PSH developments applying for Homekey+ funding.

TABLE 46: SUMMARY OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING AND ENRICHED RESIDENTIAL CARE (2024)⁵⁸

		Individuals	% Change from 2023	
Total Number of Clients Served		8,003	+13%	
Race & Ethnicity ⁵⁹	Response-Level	Person-Level	Gender	
Black or African American	3,438	3,260	Cis Woman	3,830
Hispanic or Latino	1,890	1,633	Cis Man	4,117
White	1,785	1,510	Transgender	41
American Indian or Alaskan Native	166	64	Unknown	15
Asian	205	165		
Middle Eastern or North African	42	26	Age ⁶⁰	
Native Hawaiian or Pacific Islander	115	79	<18	12
Hispanic or Latino, White	N/A	141	18 – 59	5,457
Other	161	459	60+	2,524
Unknown	666	666	Unknown	10

⁵⁸ Last year, DMH used its electronic health record system, the Integrated Behavioral Health Information System (IBHIS), as the sole source of client demographic data. However, for this year’s report, DMH also used demographic data collected by its PSH and ERC programs to help backfill information missing from IBHIS for gender and age. As a result, the amount of unknown data in these two categories has significantly decreased from prior years.

⁵⁹ Similar to last year, clients’ race and ethnicity information is being presented in two formats for increased transparency. The race and ethnicity at the response level format counts people multiple times for each separate race/ethnicity category they report. 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 Latino” categories. 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”. As this format results in many categories that can represent relatively infrequent multi-racial identities, these are aggregated into a highly diverse category “Other” category.

⁶⁰ While many DMH PSH programs serve families experiencing homelessness, none target children directly. Rather, the count of those served under age 18 reflects situations where either a child in the assisted family is the eligible DMH client or is being counted as the Head of Household due to their parent not being eligible for the housing resource.

In addition to project-based PSH, DMH supports clients in accessing tenant-based PSH through its Federal Housing Subsidies Unit. This unit links PEH to such resources as Continuum of Care certificates and Tenant Based Supportive Housing, Homeless Section 8 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 federal 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.

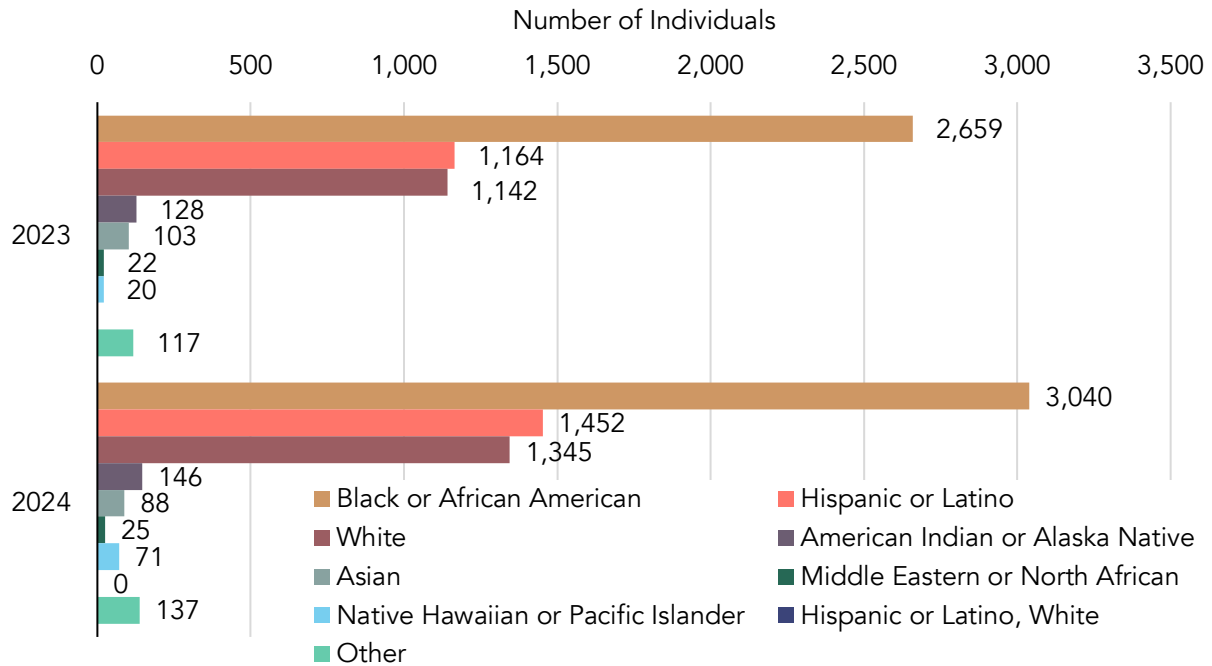
DMH also provides locally-funded project and tenant-based rental subsidies for PSH through the Flexible Housing Subsidy Pool (FHSP), which is administered by Brilliant Corners. This year, DMH launched two new programs under the FHSP intended to expand PSH opportunities for clients who may not have qualified for other housing resources in the past. This includes the Rental Assistance Program (RAP), which targets housing subsidies for DMH clients experiencing homelessness who are not eligible for federal housing subsidies, and the Housing for Empowered Adult Living (HEAL) Program, which provides housing subsidies to DMH clients who currently reside in licensed residential care facilities and are ready to transition to an affordable apartment but do not qualify for a federal housing subsidy as they no longer meet homelessness criteria.

In 2024, DMH project and tenant-based resources supported a total of 6,482 people living in PSH. This includes individuals served by the same PSH components from last year's report, including MHSA Capital Investments, Federal Housing Subsidies, Legacy Flexible Housing Subsidy Pool and Housing for Mental Health, as well as the new RAP and HEAL programs. Figures 45 through 48 and Tables 47 through 49 provide a summary of demographic information for clients in both tenant- and project-based PSH resources through DMH. Highlights include:

- The number of clients in DMH PSH increased by approximately 14% from 2023 (Table 46);
- Six (6) out of 10 (ten) clients served identified as Black or African American or Hispanic or Latino (Table 47);
- More than half of individuals served in PSH housing identify as cis women (Figure 47); and
- Four hundred more individuals over the age of 60 were served in 2024 than in 2023 (Figure 48).

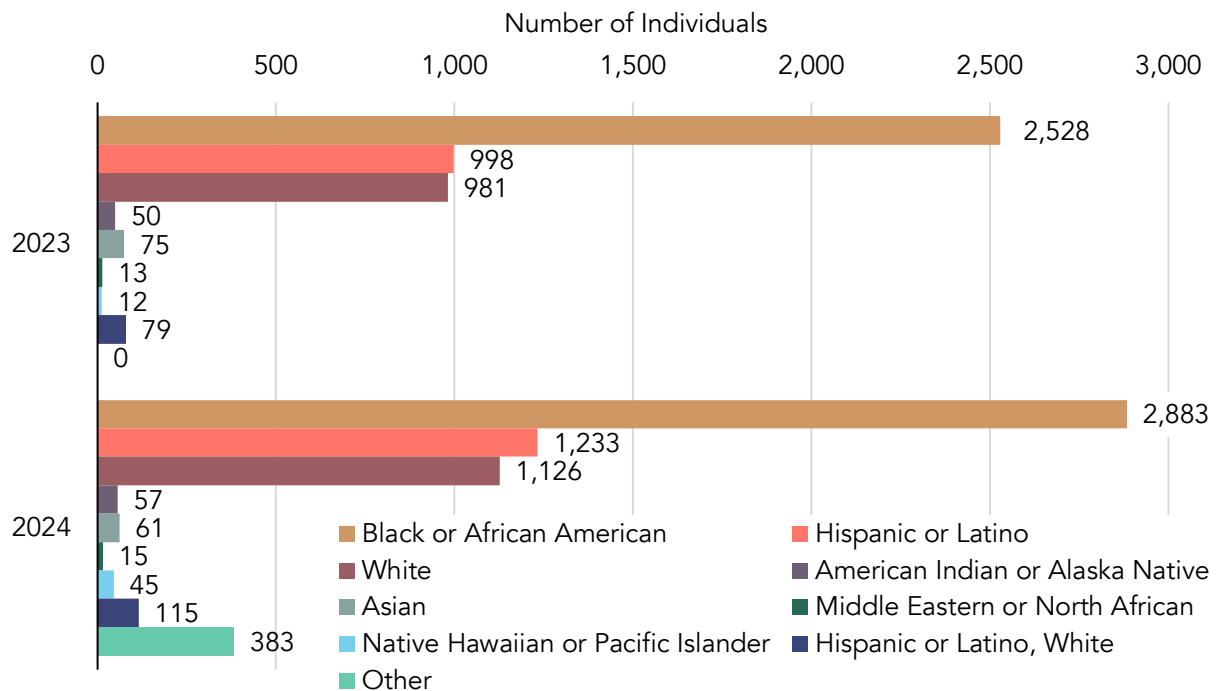
Moreover, as the demographics of the homeless population have shifted over the years, the demographics of individuals in DMH PSH – many of whom have been in their apartments for over a decade – no longer necessarily reflect the current point-in-time count demographics of the County's homeless population. For example, over the past few years there has been a decrease in the percentage of PEH who identify as Black or African American and an increase in those who identify as Hispanic or Latino. It is anticipated that the demographics of those in DMH PSH will likely realign over time as new people access DMH housing resources.

FIGURE 45: RACE & ETHNICITY OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING (RESPONSE LEVEL)* (2023-2024)



*Individuals that were reported as "Unknown/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)* (2023-2024)

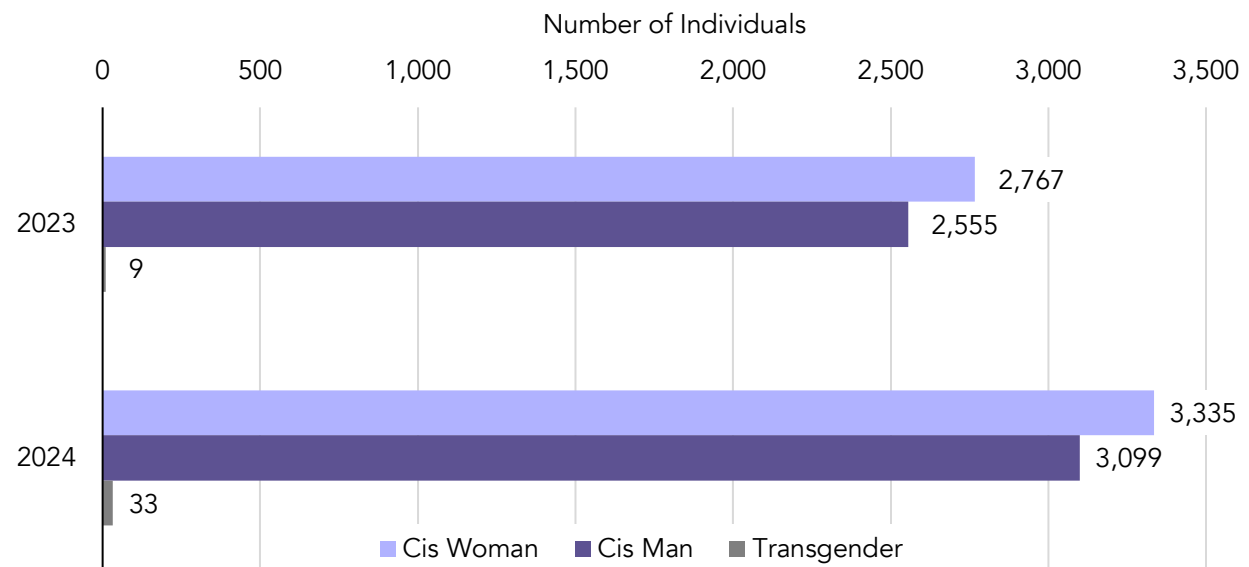


*Individuals that were reported as "Unknown/Not Reported" are not represented. Clients with multiple race and ethnicity responses are summarized into combination categories and those that account for less than one (1) percent of the total clients are aggregated into the "Other" category.

TABLE 47: SUMMARY OF RACE & ETHNICITY OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING – REPOSENSE LEVEL (2024)

	Response Level	% Change from 2023	Person level	% Change from 2023
Black or African American	3,040	+14%	2,883	+14%
Hispanic or Latino	1,452	+25%	1,233	+24%
White	1,345	+18%	1,126	+15%
American Indian or Alaska Native	146	+14%	57	+14%
Asian	88	-15%	61	-19%
Middle Eastern or North African	25	+14%	15	+15%
Native Hawaiian or Pacific Islander	71	+255%	45	+275%
Hispanic or Latino, White	N/A	N/A	115	+46%
Other	137	+17%	383	+20%
Unknown/Not Reported	564	-11%	564	-11%

FIGURE 47: GENDER OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING* (2023-2024)

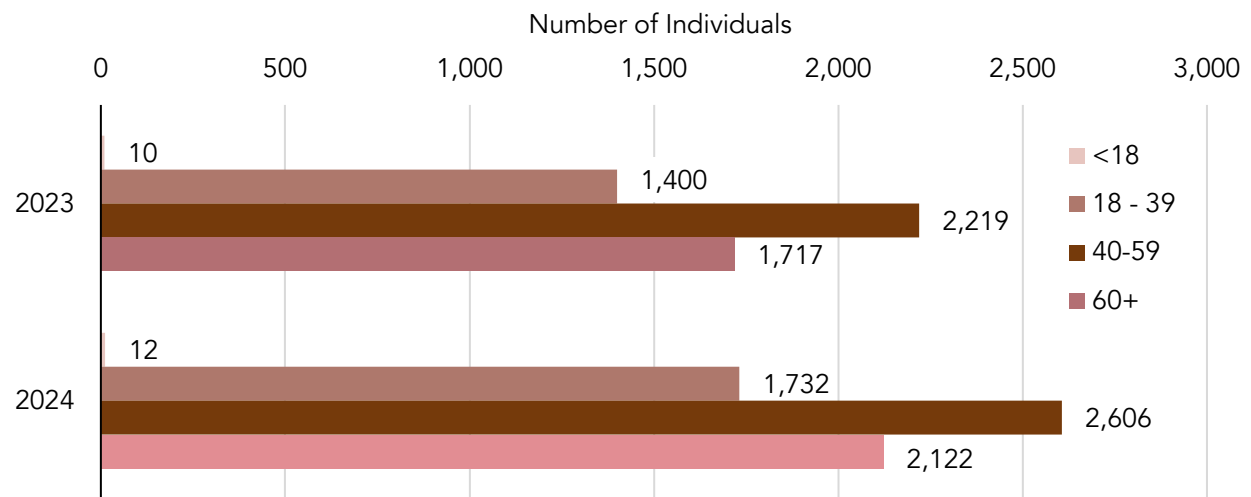


*Individuals that were reported as “Unknown/Not Reported” are not represented.

TABLE 48: SUMMARY OF GENDER OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING (2024)

	# of Individuals	% Change from 2023
Cis Woman	3,335	+21%
Cis Man	3,099	+21%
Transgender	33	+267%
Unknown/Not Reported	15	-96%

FIGURE 48: AGE OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING* (2023-2024)



*Individuals that were reported as "Unknown/Not Reported" are not represented.

TABLE 49: SUMMARY OF AGE OF CLIENTS IN DMH PERMANENT SUPPORTIVE HOUSING (2024)

	# of Individuals	% Change from 2023
<18	12	+20%
18-29	606	+22%
30-39	1,126	+25%
40-49	1,116	+21%
50-59	1,490	+15%
60-69	1,657	+22%
70-79	436	+31%
80-89	25	+14%
90+	4	-33%
Unknown/Not Reported	10	-97%

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 its client population that have higher acuity needs. To address the needs of these clients, DMH has made significant investments in its ERC Program which provides funding to support clients living in licensed residential care facilities.⁶¹ The ERC Program also provides housing supports for individuals transitioning from higher levels of care who were experiencing homelessness at program entry or would likely become homeless upon program discharge. DMH also continued with the implementation of its Community Care Expansion (CCE) Preservation Program in 2024, a California Department of Social Services funded program intended to support the rehabilitation and preservation of licensed adult and senior residential care facilities that DMH manages through its ERC Program. This included issuing a solicitation to award facilities with funding for health and safety-related capital improvements that enhance the living environment for clients and initiating an application process to provide facilities with CCE-funded operational subsidies.

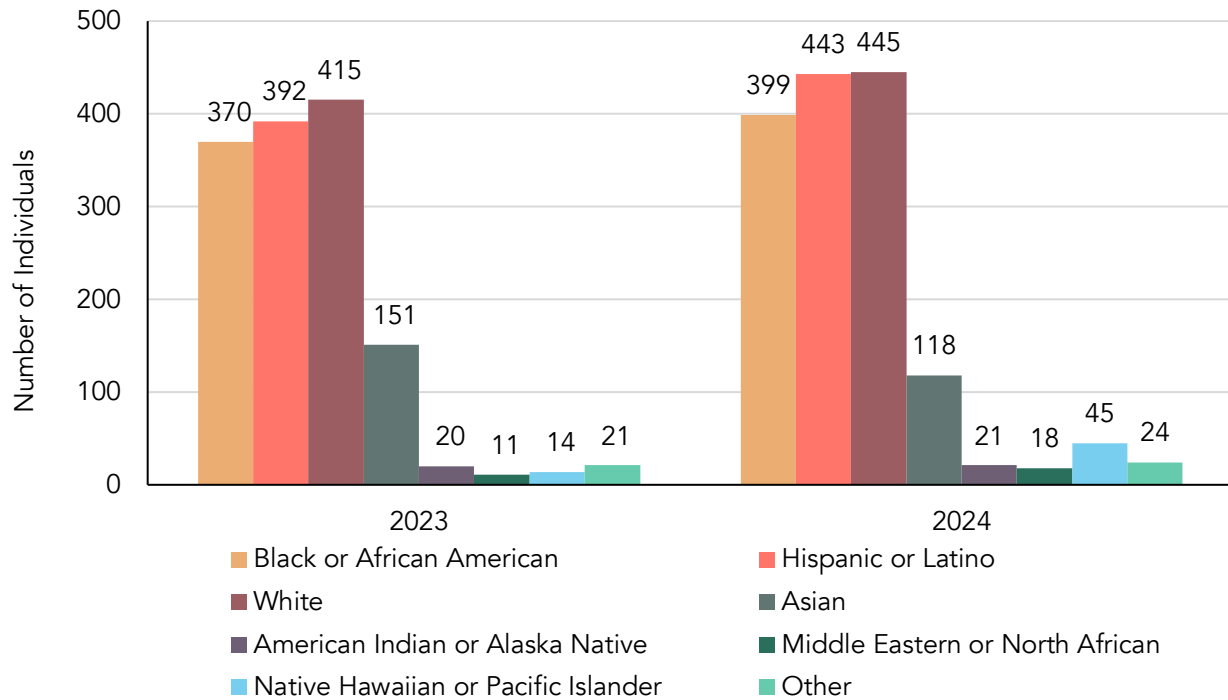
In 2024, DMH provided 1,534 individuals with housing subsidies through its ERC Program. This program has an average length of stay of two years, but many of the individuals served have lived in the same ERC facility for longer. Note that the demographics of DMH clients in PSH and ERC are notably different in terms of race/ethnicity and gender but not for age. Figures 49 through 52 and Tables 50 through 52 provide a summary of demographic information for clients in ERC placements

Highlights include:

- One-hundred and nineteen more individuals were in ERC placements in 2024 than in 2023;
- More than half of clients in ERC placements identify as Black or African American or Hispanic or Latino (Figure 49); and
- Two-thirds of clients in ERC identify as cis men (Table 51).

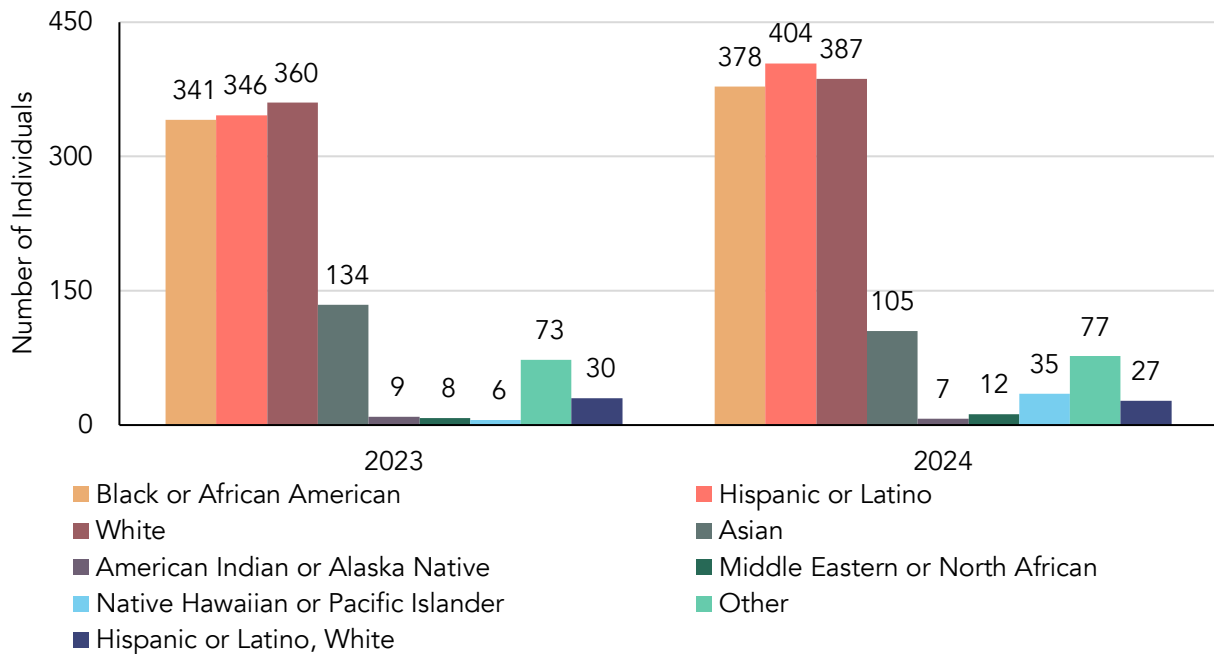
⁶¹ This type of housing provides 24-hour care and supervision which includes support with activities of daily living, food preparation and medication management and allows clients who need these supports to successfully live in the community.

FIGURE 49: RACE & ETHNICITY OF CLIENTS IN DMH ENRICHED RESIDENTIAL CARE (RESPONSE LEVEL)* (2023-2024)



*Individuals that were reported as "Unknown/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 50: RACE & ETHNICITY OF CLIENTS IN DMH ENRICHED RESIDENTIAL CARE (RPERSON LEVEL)* (2023 - 2024)

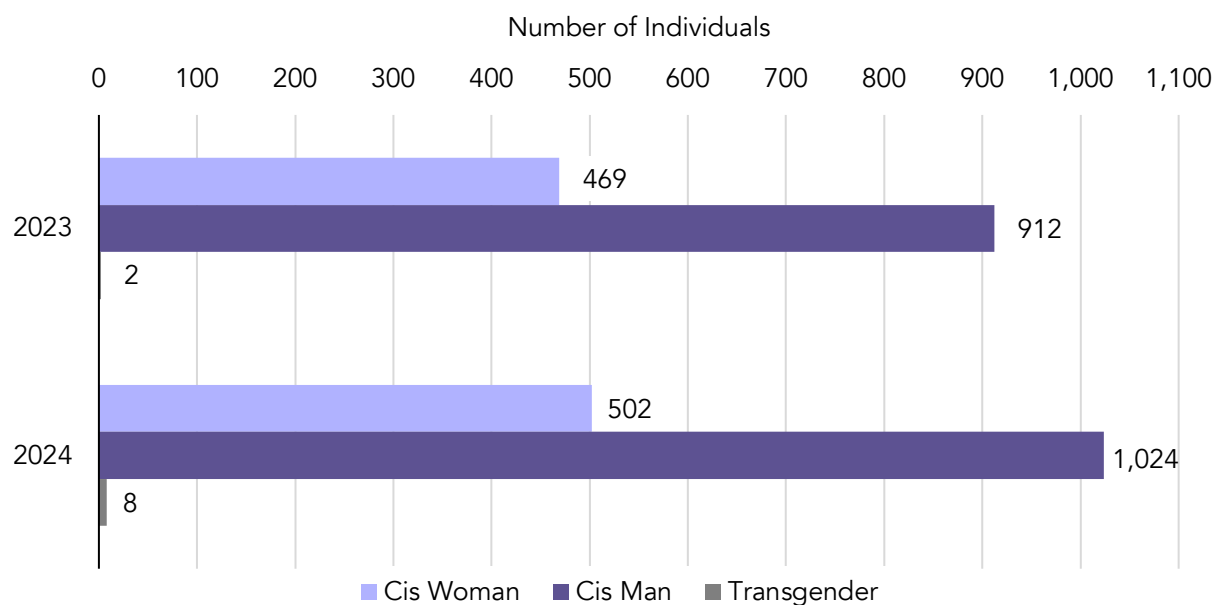


*Individuals that were reported as "Unknown/Not Reported" are not represented. Clients with multiple race and ethnicity responses are summarized into combination categories and those that account for less than one (1) percent of the total clients are aggregated into the "Other" category.

TABLE 50: SUMMARY OF RACE & ETHNICITY OF CLIENTS IN DMH ENRICHED RESIDENTIAL CARE (2024)

	Response Level	% Change from 2023	Person Level	% Change from 2023
Black or African American	399	+8%	378	+11%
Hispanic or Latino	443	+13%	404	+17%
White	445	+7%	387	+8%
American Indian or Alaska Native	21	+5%	7	-22%
Asian	118	-22%	105	-22%
Middle Eastern or North African	18	+64%	12	+50%
Native Hawaiian or Pacific Islander	45	+221%	35	+483%
Hispanic or Latino, White	N/A	N/A	27	-10%
Other	24	+14%	77	+5%
Unknown/Not Reported	102	-6%	102	-6%

FIGURE 51: GENDER OF CLIENTS IN DMH ENRICHED RESIDENTIAL CARE* (2023-2024)

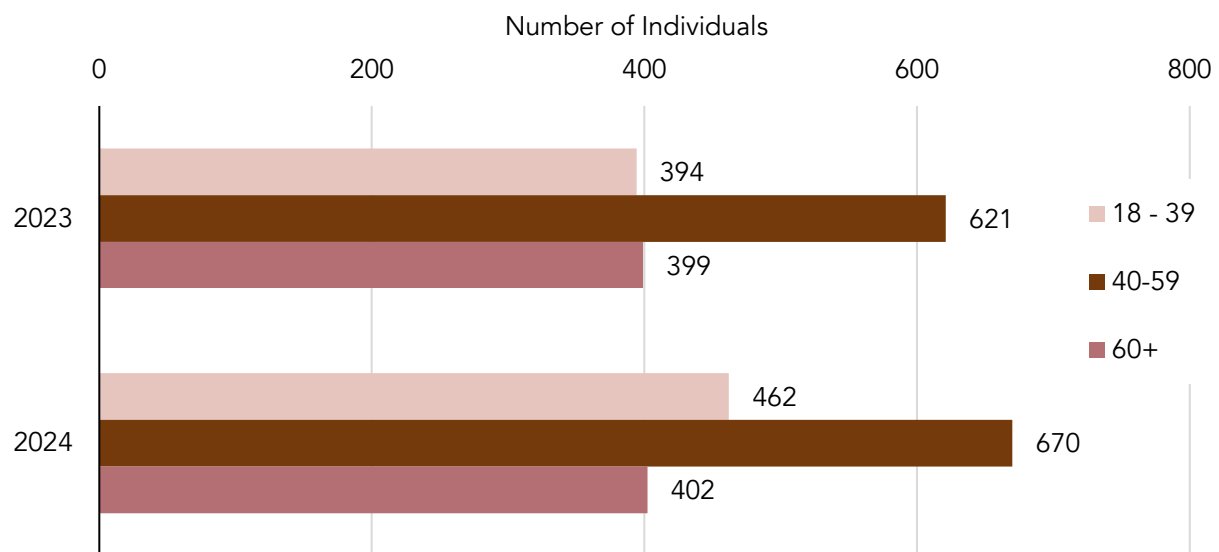


*Individuals that were reported as "Unknown/Not Reported" are not represented.

TABLE 51: SUMMARY OF GENDER OF CLIENTS IN DMH ENRICHED RESIDENTIAL CARE (2024)

	# of Individuals	% Change from 2023
Cis Woman	502	+7%
Cis Man	1,024	+12%
Transgender	8	+300%
Unknown/Not Reported	0	-100%

FIGURE 52: AGE OF CLIENTS IN DMH ENRICHED RESIDENTIAL CARE* (2023-2024)



*Individuals that were reported as "Unknown/Not Reported" are not represented.

TABLE 52: SUMMARY OF AGE OF CLIENTS SERVED IN DMH ENRICHED RESIDENTIAL CARE (2024)

	# of Individuals	% Change from 2023
18-29	117	+8%
30-39	345	+21%
40-49	337	+12%
50-59	333	+4%
60-69	323	+1%
70-79	75	-3%
80-89	3	+50%
90+	1	N/A
Unknown/Not Reported	0	-100%

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, 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 2024, Stay Housed L.A provided limited or full scope legal representation to 4,182 tenant households, short-term rental assistance to 138 households in the amount of \$15,970,284 and provided direct outreach to over 845,843 tenants.

On July 23, 2024 the County Board of Supervisors formally approved the adoption of the County Tenant Right to Counsel Ordinance—as recommended via DCBA’s May 10, 2024 Report Back and as jointly presented by DCBA and County Counsel to the Board on July 16, 2024—which codified a Tenant Right to Counsel (TRTC) Program that would offer free legal representation to low-income tenants living in the unincorporated areas of the County. This program, which was officially launched on January 1, 2025, is being implemented via the County’s existing SHLA service delivery and branding platform.

As outlined in DCBA’s May 10, 2024 Report Back, DCBA is working with its service delivery partners to phase in and expand implementation of SHLA/TRTC and a Universal Access to Legal Representation Program for eviction defense services in the County—with a 2030 target year for implementation across the entire County—beginning with a focus on certain high need ZIP codes in incorporated cities. Table 53 summarizes activity of the Stay Housed L.A. County program in 2024.

TABLE 53: STAY HOUSED L.A. COUNTY* EXPENDITURES AND ACTIVITY (2024)

	Amount*	% Change from FY2023
Expenditures	\$15,970,284	+38%
	# of Tenants	% Change from FY2023
Connected with Over Phone and Text Message	666,114	+241%**
Provided with Limited Scope Legal Representation	2,947	+14%
Provided with Full Scope Legal Representation	1,235	+26%
Provided with Short-Term Rental Assistance	138	-13%

*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.

**This may be attributed to subcontractors heavily using an application to send texts for outreach in early 2024 and may be an overcount of true connections.

Los Angeles Homeless Services Authority

The Los Angeles 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). Beginning July 1, 2026, County-funded programs and services administered by LAHSA will be integrated into the County’s first department on homelessness. LAHSA will continue to perform core functions as the regional CoC such as Coordinated Entry System functions, HMIS administration, the Greater Los Angeles Homeless County, and other emergency response services as directed.

Tables 54 through 59 and Figures 53 and 54 summarize the households and individuals that participated in LAHSA’s RRH programs in 2024. Highlights include:

- Actively enrolled households increased by eleven (11) percent from 2023 (see Table 55);
- The number of individuals housed in 2024 increased by more than 400 individuals from 2023 (see Table 55);
- The rapid-rehousing budget increased 19 percent from FY2023-24 (see Table 54); and
- Adults were the only population housed through the RRH program in 2024 with more than half identifying as female (see Table 57 and 58).

TABLE 54: LAHSA RRH EXPENDITURES (FY2024)

	Amount*	% Change from FY2023
RRH Budget	\$214,080,619	+19%
Average Cost per Household*	\$30,784	+16%
Average Cost per Individual**	\$22,534	+34%

*A household can be one or more persons.

**An individual is representative of one person.

TABLE 55: LAHSA RRH PROGRAMS (2024)

	# of Households	% Change in # of Households from 2023	# of Individuals	% Change in # of Individuals from 2023
Actively Enrolled	9,315	+11%	15,551	+20%
Housed*	6,288	+27%	8,227	+5%
Received Rental Assistance**	5,546	-8%	8,071	+1%

*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 (2020-2024)

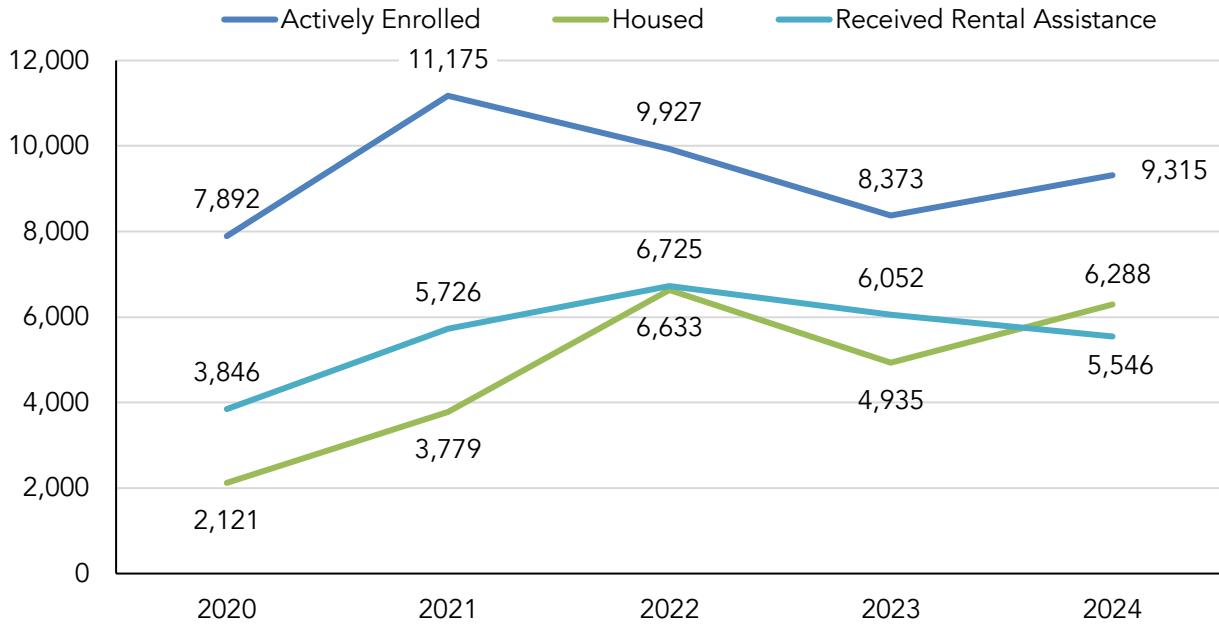


FIGURE 54: RACE OF INDIVIDUALS* HOUSED THROUGH LAHSA RRH PROGRAM (2020-2024)

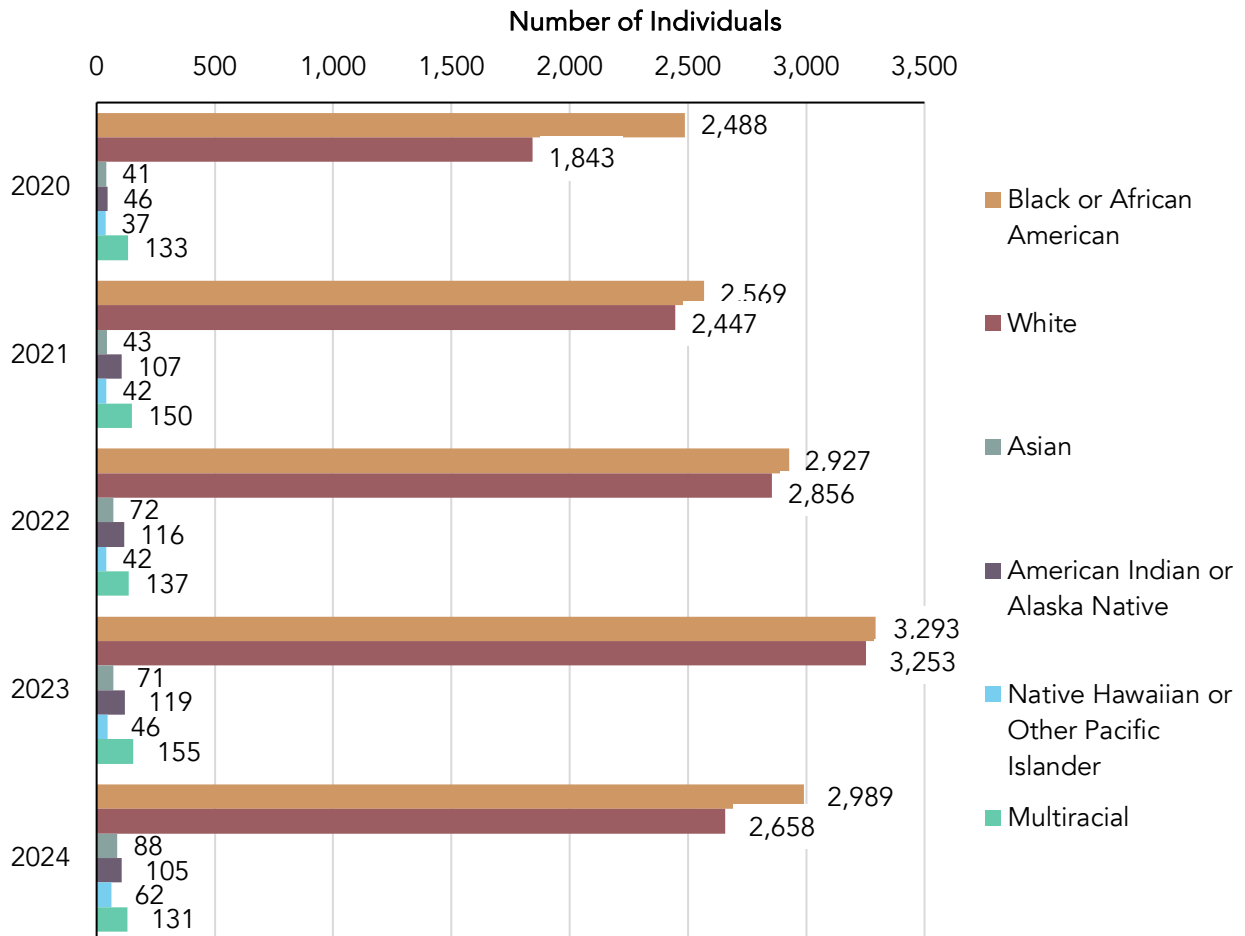


TABLE 56: RACE OF INDIVIDUALS* HOUSED THROUGH LAHSA RRH PROGRAM (2020-2024)

Year	Black or African American	White	Asian	American Indian or Alaska Native	Native Hawaiian or Other Pacific Islander	Multiracial	Unknown*	Total
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
2024	2,989	2,658	88	105	62	131	2,194	8,227

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

TABLE 57: ETHNICITY OF INDIVIDUALS HOUSED THROUGH LAHSA RRH PROGRAM (2024)

	# of Individuals	% Change from 2023
Non-Hispanic/Latino	4,065	-10%
Hispanic/Latino	2,530	-16%
Unknown*	1,632	N/A
Total	8,227	+9%

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

TABLE 58: TYPES OF HOUSEHOLDS HOUSED THROUGH LAHSA RRH PROGRAM (2024)

	# of Households	% Change from 2023
Families	0	-100%
Youth	0	-100%
Adults	6,288	+75%
Total*	6,288	+27%

*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 59: GENDER OF INDIVIDUALS HOUSED THROUGH LAHSA RRH PROGRAM (2024)

	# of Individuals	% Change from 2023
Woman (Girl, if child)	4,467	+11%
Man (Boy, if child)	3,623	-4%
Transgender	27	-51%
Non-Binary	15	+7%
Unknown	95	+313%
Total*	8,227	+5%

*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 60 through 64 and Figure 55 summarize the households and individuals that participated in LAHSA’s PSH programs in 2024. Highlights include:

- Black or African Americans make up nearly half of the individuals housed in 2024 (see Figure 55); and
- The number of individuals housed through the PSH program decreased by eleven (11) percent from 2023 (see Table 60).

TABLE 60: LAHSA PSH PROGRAMS (2024)

	# of Households	% Change in # of Households from 2023	# of Individuals	% Change in # of Individuals from 2023
Housed	125	-21%	188	-11%
Currently Housed	933	-12%	1,230	-8%
Newly Housed in 2024	92	-25%	92	-40%

FIGURE 55: RACE OF INDIVIDUALS* HOUSED THROUGH LAHSA PSH PROGRAM (2020-2024)

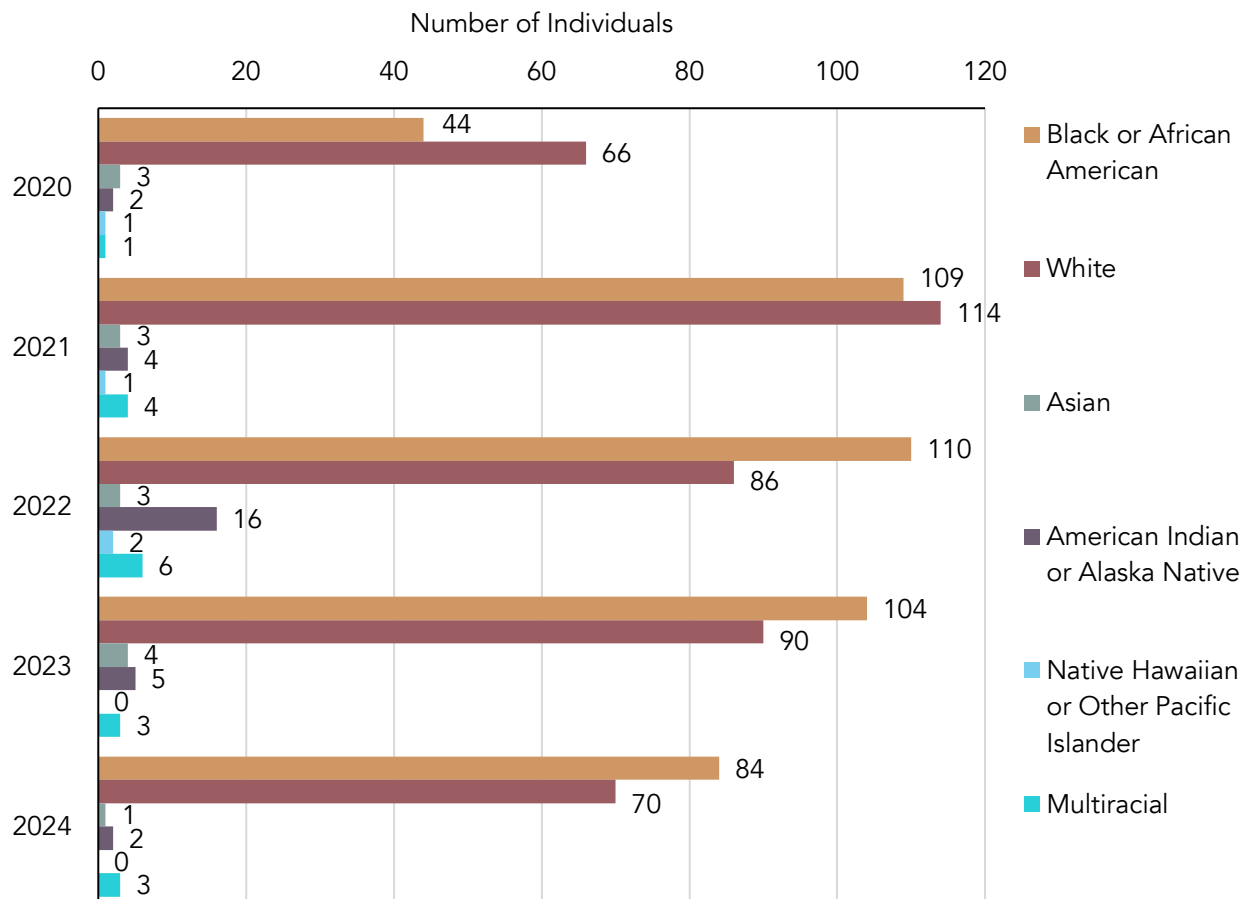


TABLE 61: RACE OF INDIVIDUALS HOUSED THROUGH LAHSA PSH PROGRAM (2020-2024)

Year	Black or African American	White	Asian	American Indian or Alaska Native	Native Hawaiian or Other Pacific Islander	Multiracial	Unknown*	Total
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
2024	84	70	1	2	0	3	28	188

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

TABLE 62: ETHNICITY OF INDIVIDUALS HOUSED THROUGH LAHSA PSH PROGRAM (2024)

	# of Individuals	% Change from 2023
Non-Hispanic/Latino	107	-21%
Hispanic/Latino	57	-21%
Unknown*	24	+500%
Total	188	-11%

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

TABLE 63: TYPES OF HOUSEHOLDS HOUSED THROUGH LAHSA PSH PROGRAM (2024)

	# of Households	% Change from 2023
Families	0	-100%
Youth	0	-100%
Adults	125	-2%
Total*	125	-21%

*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 64: GENDER OF INDIVIDUALS HOUSED THROUGH LAHSA PSH PROGRAM (2024)

	# of Individuals	% Change from 2023
Woman (Girl, if child)	89	-7%
Man (Boy, if child)	96	-14%
Transgender	2	-33%
Non-Binary	1	0%
Total*	188	-11%

*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, 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. TRACT provides three scores for each census tract in the county in three areas: gentrification potential, gentrification intensity, and displacement vulnerability.⁶²

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).⁶³ RCAAs are neighborhoods where the population is disproportionately white and affluent. This analysis uses TRACT scoring and RCAAs to determine how many of the County's subsidized affordable rental homes at risk of 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.⁶⁴

⁶² 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.

⁶³ 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://gis.hcd.ca.gov/portal/home/item.html?id=15da571536064ddaa1f9be78a842e580>.

⁶⁴ 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.

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.⁶⁵ 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.⁶⁶ 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.⁶⁷ This analysis uses the Southern California Association of Government's (SCAG) 2045 High Quality Transit Areas (HQTAs) to capture transit-oriented areas planned in the County to be established by 2045. 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.⁶⁸

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 (TCAC) and the Department of Housing and Community Development (HCD) work with research partners that include the California Housing Partnership and multiple University of

⁶⁵ 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>.

⁶⁶ 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>.

⁶⁷ 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.

⁶⁸ Chetty, et al. 2018. The Opportunity Atlas: Mapping the Childhood Roots of Social Mobility. Working Paper. Website: <https://opportunityinsights.org/paper/the-opportunity-atlas/>.

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 December 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.⁶⁹ 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.⁷⁰

Transit Access, Displacement, Gentrification, and RCAAs

This analysis uses SCAG’s 2045 HQTAs 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 difficulty remaining in place given local housing market dynamics:⁷¹

⁶⁹ 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/2025/opportunity-map-methodology.pdf>.

⁷⁰ 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.

⁷¹ 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.

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 instability. Based on consultation with LACDA, high Displacement Vulnerability tracts are defined as those in the top third of scored tracts 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 third of scored tracts compared to the rest of the County.⁷²

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 in the top third of scored tracts compared to the rest of the County.

Low-income households are particularly vulnerable where multiple TRACT layers overlap. To address this overlap, LACDA updated the TRACT tool in 2025 to include a second-order composite category that explores the overlap between Displacement Vulnerability and Gentrification Intensity. This analysis considers each composite score individually and as they intersect, paying particular attention to the overlap of acute patterns of gentrification and displacement.⁷³ Based on consultation with LACDA, this analysis focuses on the overlap of neighborhoods experiencing high Displacement Vulnerability with high, moderate, and low Gentrification Intensity, as well as neighborhoods experiencing high Displacement Vulnerability, high Gentrification Potential, and high Gentrification Intensity.

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.⁷⁴ Key takeaways are presented below:

- The third of census tracts classified as high Displacement Vulnerability are primarily located in downtown and south Los Angeles, as well as in the northeastern portion of the San Fernando Valley, and parts of South Bay (see Figure 56);

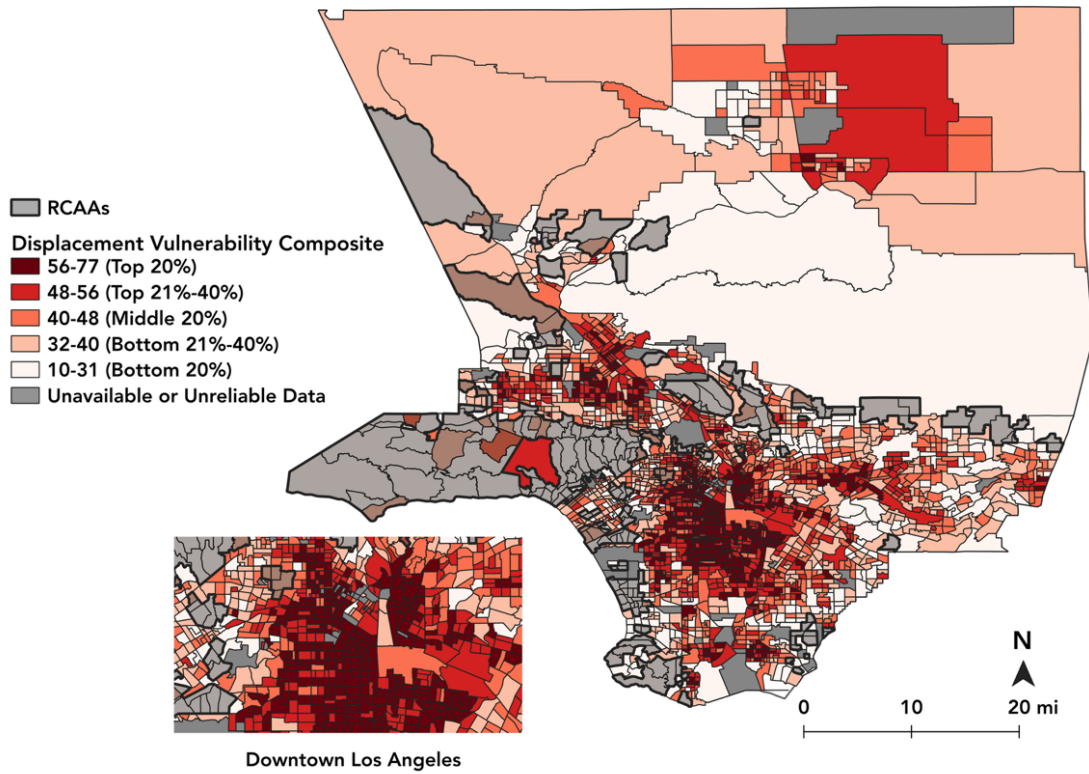
⁷² Due to issues in data validation, 2023 TRACT data for the Gentrification Potential composite was used in this report, with LACDA's approval. LACDA is working to validate the current Gentrification Potential data.

⁷³ LACDA has indicated that the intersection between Displacement Vulnerability and Gentrification Intensity best represents ongoing and future low-income vulnerability, as these layers address residential composition directly. Gentrification Potential helps identify spatial conditions related to changing neighborhoods.

⁷⁴ Note that for each composite variable, the maps are separated into quintiles to help better visualize patterns across the county, while patterns of high Displacement Vulnerability, Gentrification Potential, and Gentrification Intensity are classified using tercile benchmarks.

- The third 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 57);
- The third of tracts that are classified as high Gentrification Intensity are spread across the County, with clustering in the San Fernando Valley, central Los Angeles, and South Bay (see Figure 58);
- Of the 33 percent of census tracts classified as high Displacement Vulnerability, 35 percent are jointly classified as high Gentrification Intensity (11 percent of total tracts), 36 percent are moderate Gentrification Intensity (12 percent of total tracts), and 29 percent are limited Gentrification Intensity (9 percent of total tracts). These intersections are primarily concentrated in downtown, east and south Los Angeles, and the eastern San Fernando Valley (see Figure 59);
- Four (4) percent of census tracts in the County are located where all three TRACT layers—Displacement Vulnerability, Gentrification Potential, and Gentrification Intensity—intersect at high levels and are scattered throughout the County. Provided in Figure 59; and
- Finally, nine (9) 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. Provided in Figures 56 through 59.

FIGURE 56: LOS ANGELES COUNTY DISPLACEMENT VULNERABILITY AND RCAAS⁷⁵ BY CENSUS TRACT



⁷⁵ As previously mentioned, Racially Concentrated Areas of Affluence (RCAAs) are neighborhoods where the population is disproportionately white and affluent. 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://gis.hcd.ca.gov/portal/home/item.html?id=15da571536064ddaa1f9be78a842e580>.

FIGURE 57: LOS ANGELES COUNTY GENTRIFICATION POTENTIAL AND RCAAS⁷⁶ BY CENSUS TRACT

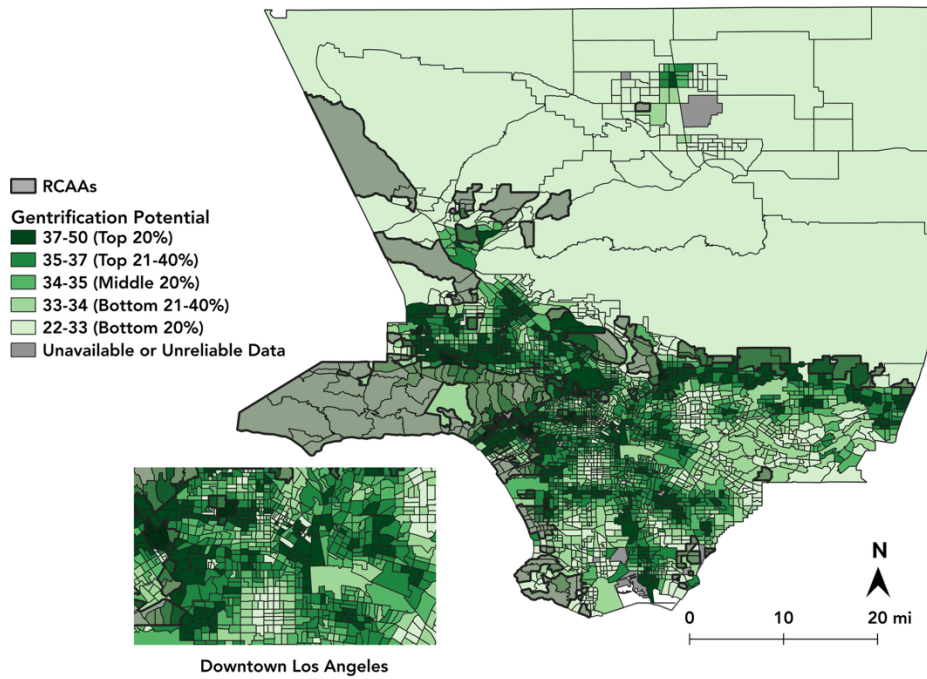
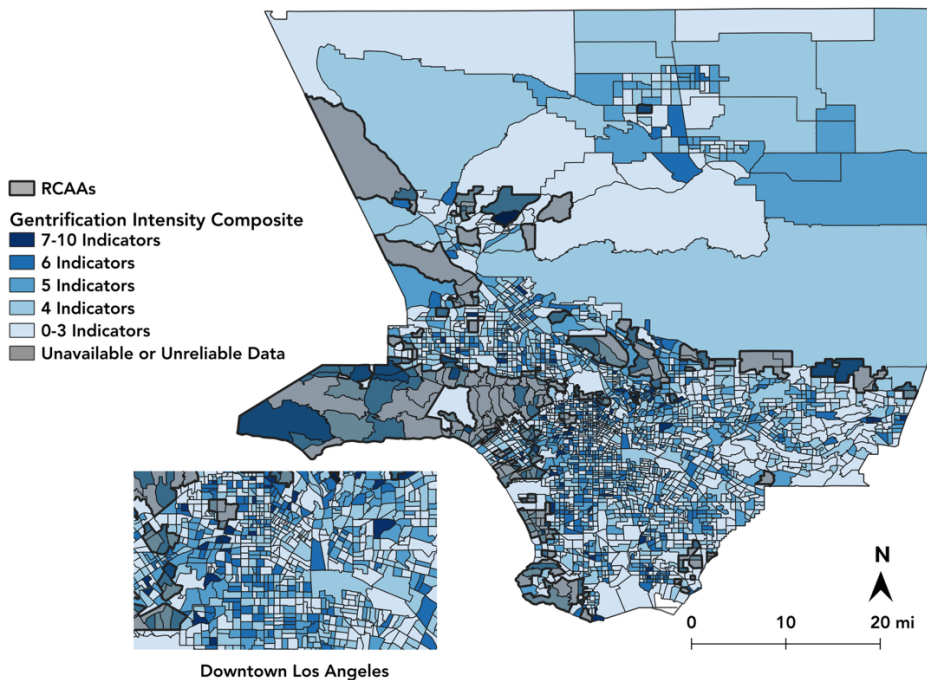
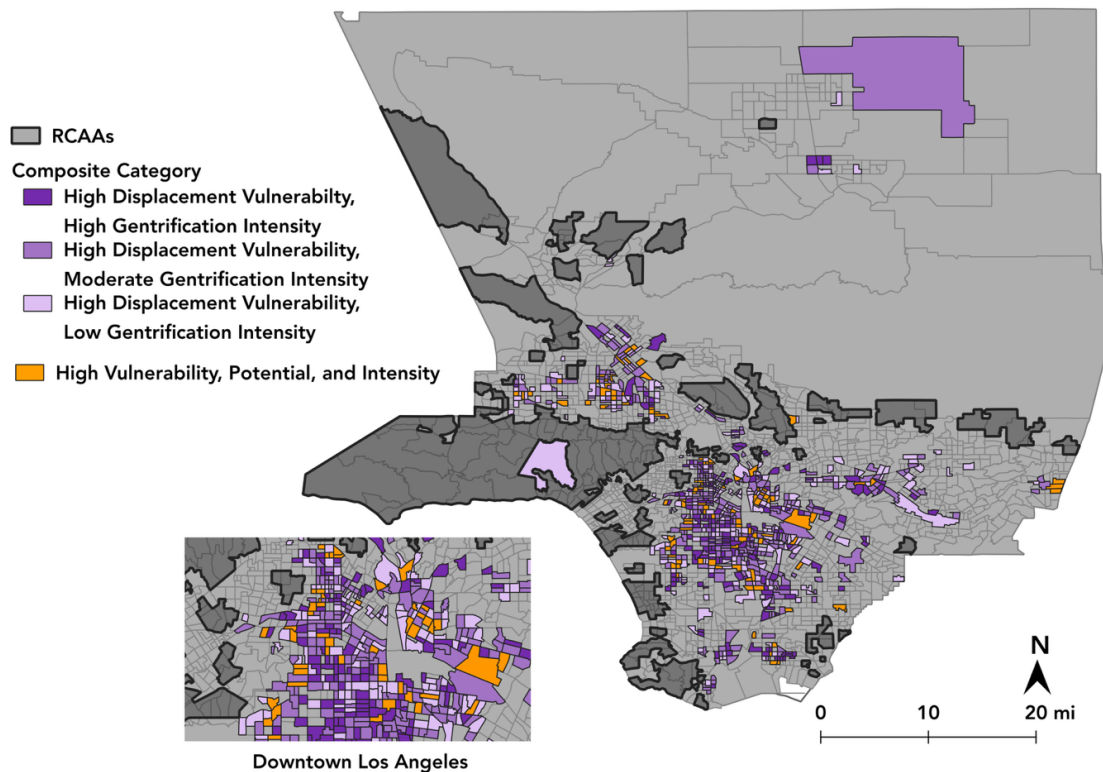


FIGURE 58: LOS ANGELES COUNTY GENTRIFICATION INTENSITY AND RCAAS BY CENSUS TRACT



⁷⁶ Due to issues in data validation, 2023 TRACT data for the Gentrification Potential composite was used.

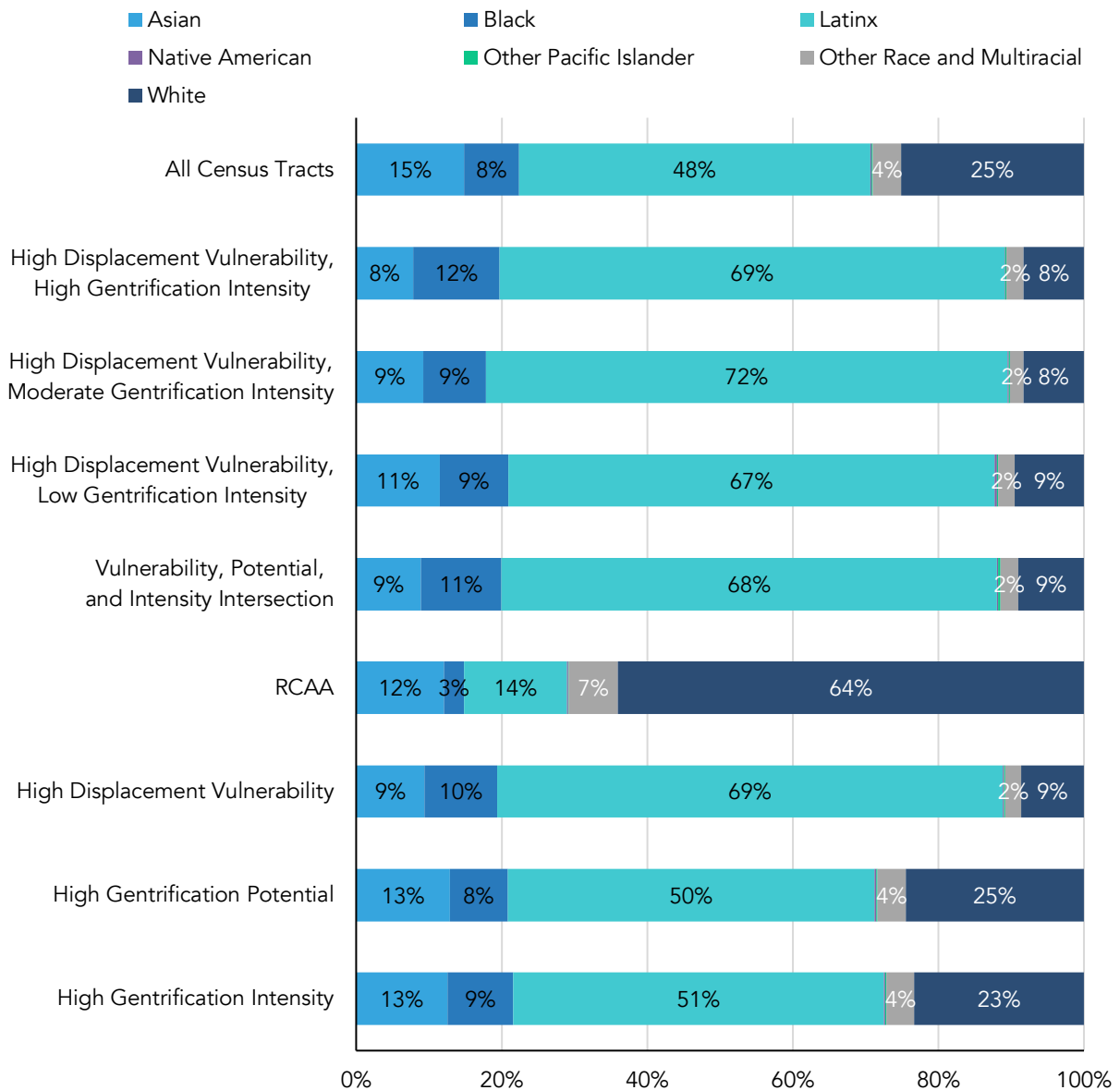
FIGURE 59: LOS ANGELES COUNTY TRACT TOOL INTERSECTIONS AND RCAAs BY CENSUS TRACT



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, high Gentrification Intensity neighborhoods, and neighborhoods where all three TRACT composite layers overlap. Black and Latinx residents are also disproportionately represented in high Displacement Vulnerability census tracts at all levels of Gentrification Intensity, with Latinx overrepresentation being particularly pronounced. Latinx and Black residents are also far less likely to live in neighborhoods classified as RCAAs. Over two-fifths of Black (43 percent) and nearly half of Latinx (47 percent) residents in the County live in high Displacement Vulnerability neighborhoods, see Figure 61. By contrast, only eleven (11) percent of white residents live in these areas.

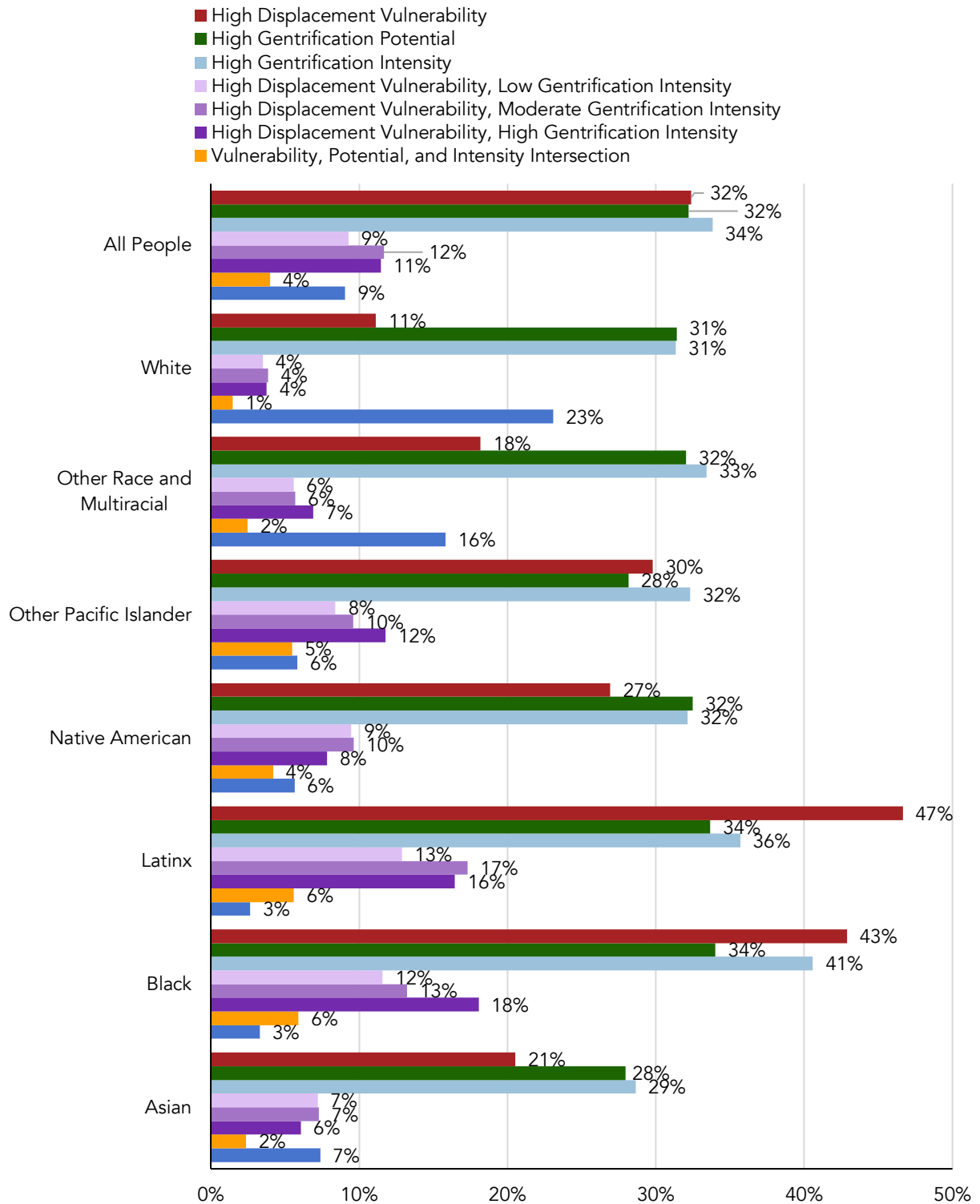
FIGURE 60: RACIAL AND ETHNIC COMPOSITION OF EACH TRACT COMPOSITE SCORE LAYER AND RCAAS IN LOS ANGELES COUNTY*



Sources: TRACT composite layers, 2025 and 2023. Race and ethnicity analysis was completed with data from the U.S. Census Bureau American Community Survey, 2023 (5-year data); RCAA analysis was completed with data from the California Department of Housing and Community Development, 2022.

* Rows may not sum to 100 percent as some racial groups with small shares are not able to be visually represented within the chart (i.e. Other Pacific Islander and Other Race and Multiracial).

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



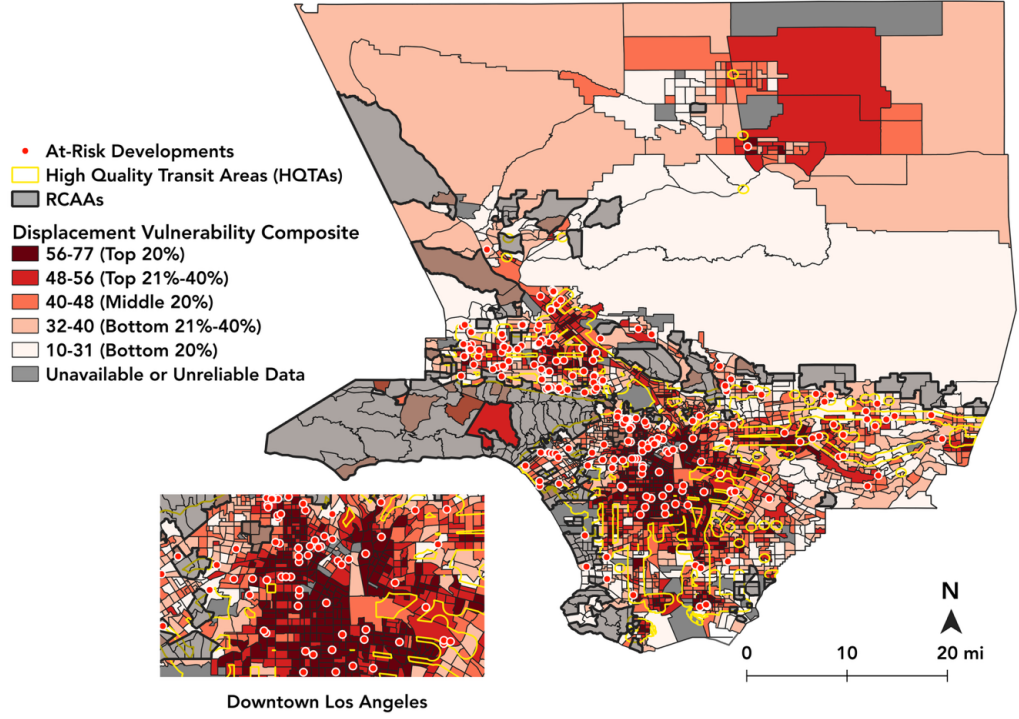
Sources: TRACT composite layers, 2025 and 2023. Race and ethnicity analysis was completed with data from the U.S. Census Bureau American Community Survey, 2023 (5-year data); RCAAS analysis was completed with data from the California Department of Housing and Community Development, 2022.

*Note that the columns are not mutually exclusive categories and will therefore not add up to 100% in each race/ethnic group.

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

Figures 62 through 65 and Table 65 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 deed-restricted affordable housing may contribute to patterns of displacement and exclusion from increasingly resource- and amenity-rich areas in the County.⁷⁷ This analysis defines these areas of particular concern as High-Quality Transit Areas (HQTAs), RCAAs, or areas classified by the TRACT tool as either high Displacement Vulnerability or as high for all three composite layers. 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



⁷⁷ 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

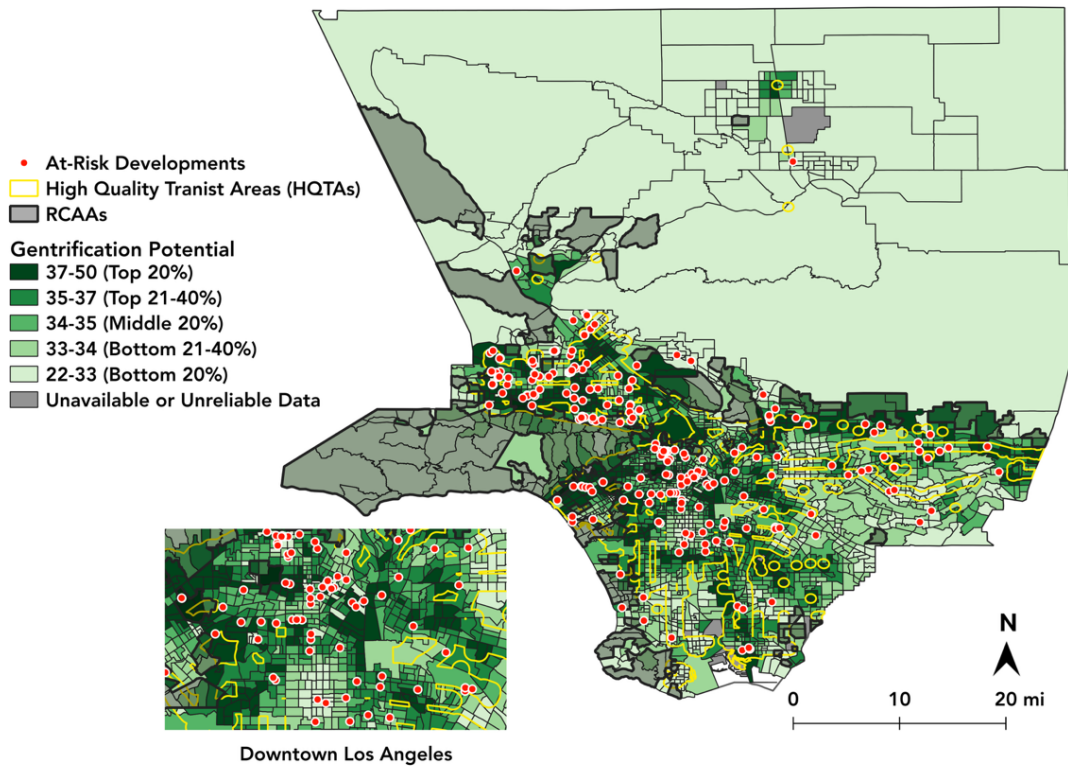


FIGURE 64: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAs

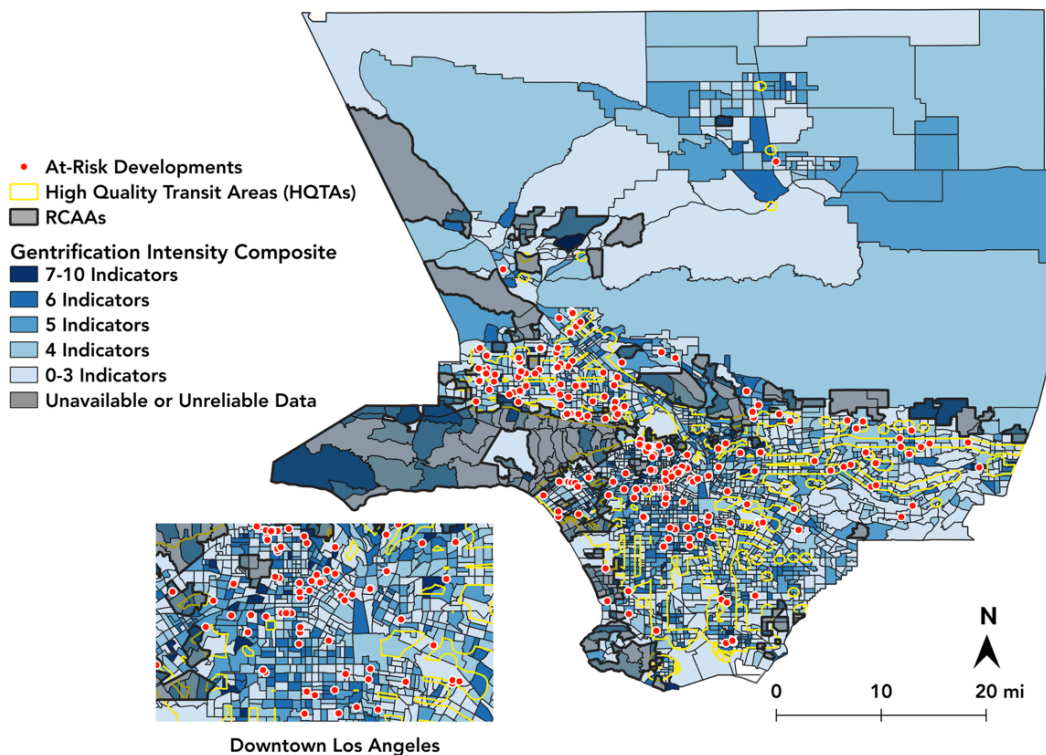


FIGURE 65: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT INTERSECTIONS OR RCAAS

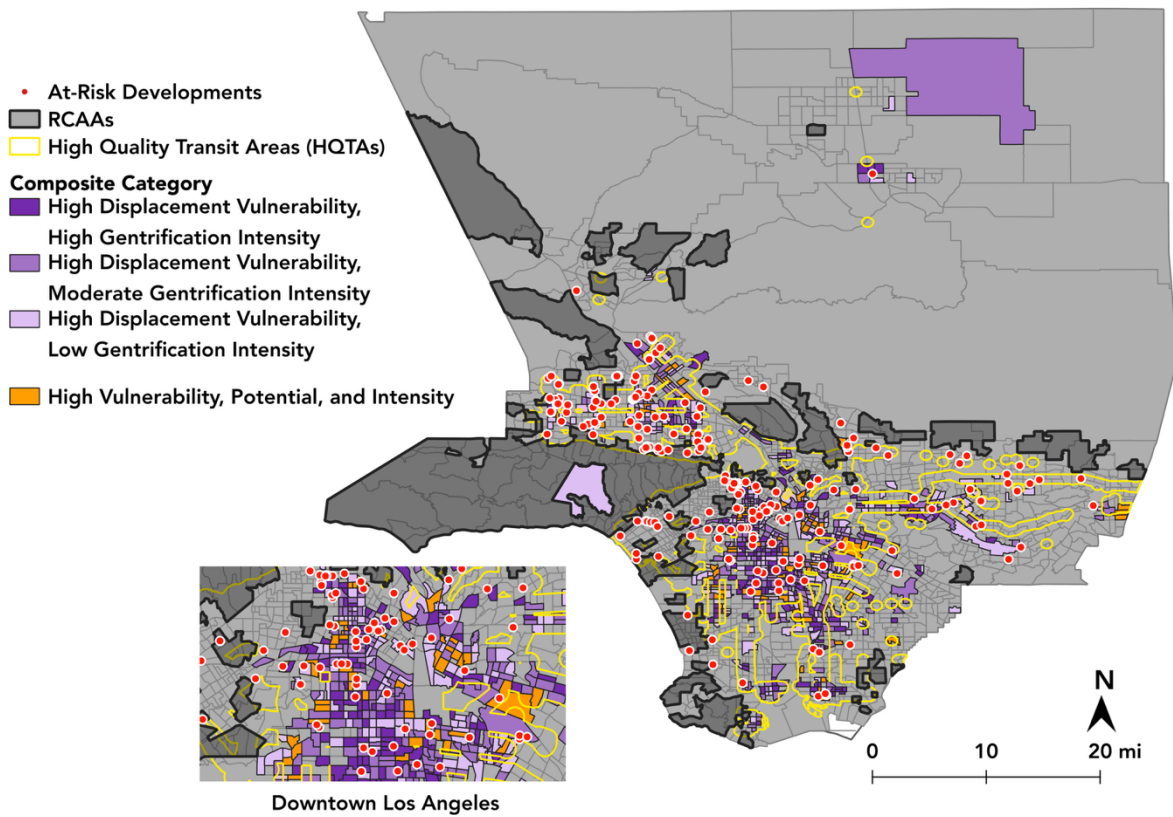


TABLE 65: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT, TRACT COMPOSITE LAYER, AND RCAAs BY SD

SD	At-Risk Affordable Homes	Within HQTAs*		High Displacement Vulnerability		High Gentrification Potential		High Gentrification Intensity	
		#	%**	#	%**	#	%**	#	%**
SD 1	2,335	1,781	76%	722	31%	959	41%	515	22%
SD 2	1,298	1,237	95%	817	63%	583	45%	537	41%
SD 3	2,800	2,589	92%	1,428	51%	1,684	60%	565	20%
SD 4	1,128	958	85%	783	69%	250	22%	478	42%
SD 5	1,089	399	37%	31	3%	620	57%	584	54%
Total	8,650	6,964	81%	3,781	44%	4,100	47%	2,679	31%

Sources: California Housing Partnership Preservation Database, April 2025. Los Angeles County Development Authority – TRACT tool, 2025 and 2023. HCD – RCAAs layer, 2022. SCAG Region High Quality Transit Areas – 2045.

*HQTAs – High Quality Transit Area.

**Percentage of all at-risk, affordable homes in each SD. Each row will not sum to 100%.

TABLE 65 CONTINUED: AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT, TRACT COMPOSITE LAYER, AND RCAA BY SD

SD	At-Risk Affordable Homes	High Vulnerability & Low Intensity		High Vulnerability & Moderate Intensity		High Vulnerability & High Intensity		High Vulnerability, Potential, & Intensity		RCAA*		In HOTA and High Displacement of RCAA*	
		#	%**	#	%**	#	%**	#	%**	#	%**	#	%**
		SD 1	2,335	365	16%	174	7%	183	8%	8	<1%	0	0%
SD 2	1,298	235	18%	264	20%	318	24%	115	9%	21	2%	817	63%
SD 3	2,800	585	21%	518	19%	325	12%	121	4%	55	2%	1,470	53%
SD 4	1,128	167	15%	206	18%	410	36%	93	8%	0	0%	705	63%
SD 5	1,089	16	1%	0	0%	15	1%	7	1%	0	0%	19	2%
Total	8,650	1,368	16%	1,162	13%	1,251	14%	344	4%	76	1%	3,733	43%

Sources: California Housing Partnership Preservation Database, April 2025. Los Angeles County Development Authority – TRACT tool, 2025 and 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. Each row will not sum to 100%.

As shown in the figures and table above, at-risk affordable housing in the County is predominantly located in HQTAs and a large portion of homes are located in high Displacement Vulnerability areas. Eighty-one (81) percent of the County’s at-risk affordable homes are located within HQTAs, consistent with recent years. Furthermore, 44 percent of at-risk affordable homes are currently located in high Displacement Vulnerability areas, 47 percent in high Gentrification Potential areas, and 31 percent in high Gentrification Intensity areas. Although ten (10) percent of Los Angeles County census tracts are within RCAs, 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 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 14 percent of at-risk homes are in census tracts that are classified as both high Displacement Vulnerability and high Gentrification Intensity areas, only eleven percent (11%) of the County’s census tracts are located within this intersection. Similar patterns are true across both other levels of Gentrification Intensity, where the share of at-risk homes in census tracts classified as high Displacement Vulnerability and moderate Gentrification Intensity or high Displacement Vulnerability and low Gentrification Intensity outweigh the share of tracts classified at these TRACT layer intersections (13 percent and 16 percent of at-risk homes, respectively,

compared to 12 percent and nine (9) percent of census tracts, respectively). Four (4) percent of homes at risk of conversion to market rate in the County are located where all three TRACT composite layers intersect.

Additionally, there are 3,733 at-risk affordable homes (43 percent of all at-risk homes) that are both within an HQTAs and within either a tract that is classified as high Displacement Vulnerability or located within an RCAA. Given the severe impacts that 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.⁷⁸

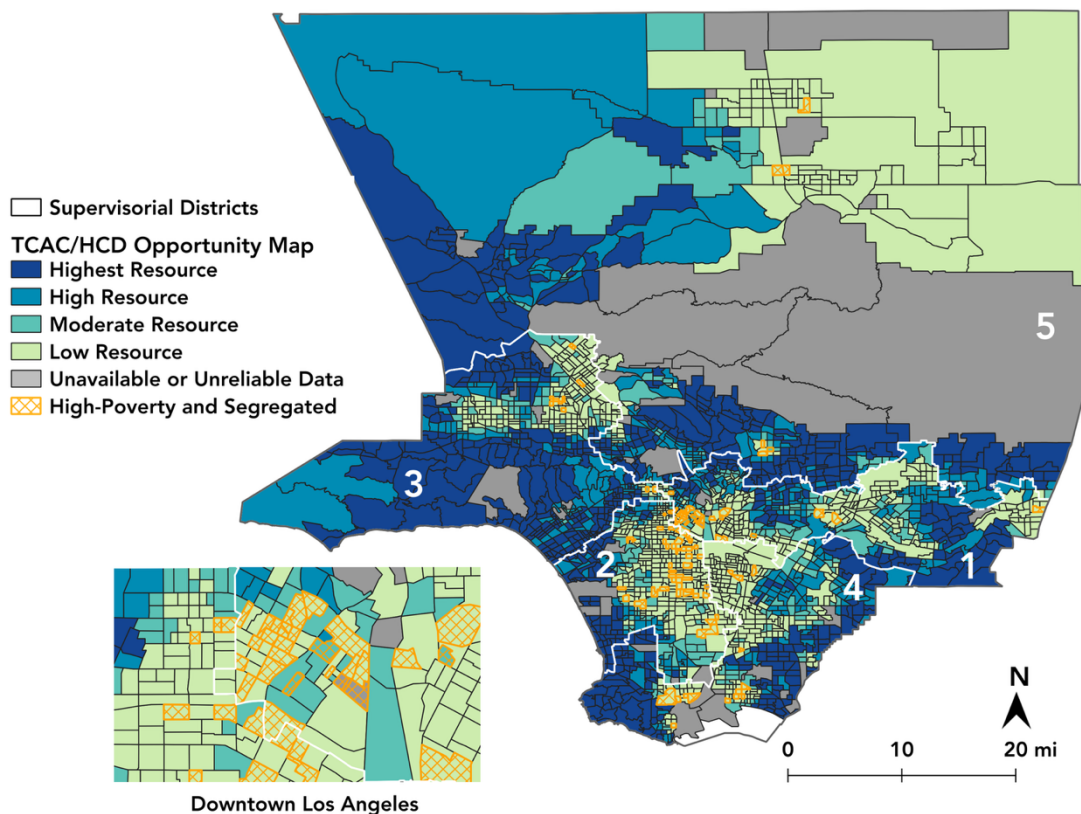
Neighborhood Resources and Opportunity

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 2025 TCAC/HCD Opportunity Map for the County. More than two-fifths (41 percent) of areas in the County are identified as Low Resource, with large groupings in South Los Angeles and throughout the San Fernando and San Gabriel Valleys. In addition, four (4) percent experience high rates of both poverty and segregation, with most of these areas located in downtown and South Los Angeles. An additional 13 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 also small clusters of Moderate Resource areas located in downtown, South and East Los Angeles, Pasadena, and throughout the San Fernando and San Gabriel Valleys.

⁷⁸ 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

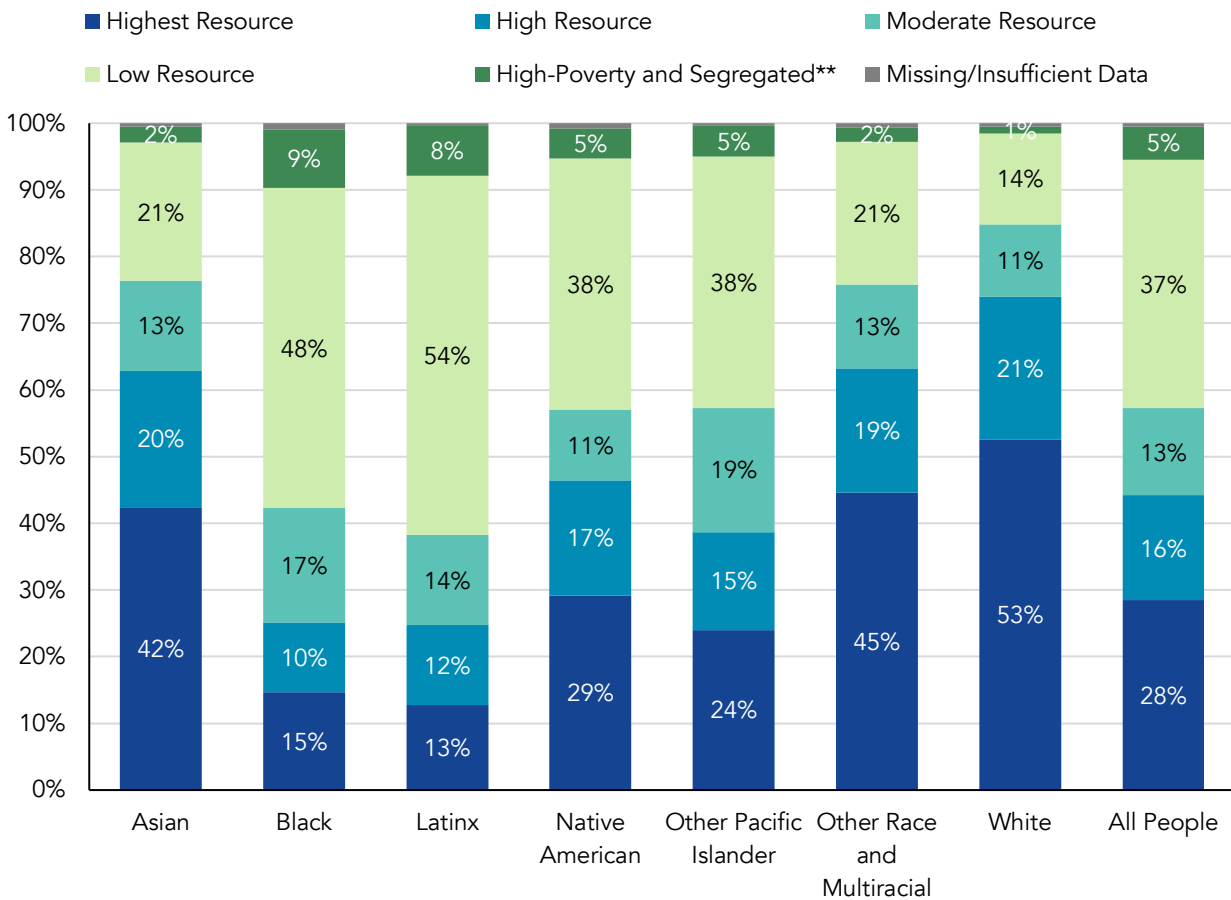


Neighborhood Resources and Opportunity by Race and Ethnicity

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 (64 percent) populations live in areas categorized as Low Resource and High-Poverty and Segregated in the TCAC/HCD Opportunity Map.⁷⁹ In comparison, only 15 percent of the County’s white residents live in these areas. Conversely, access to areas with greater opportunity is disproportionately limited for minority populations, with only a quarter (25 percent) of Black and Latinx residents in the County, respectively, living in Higher (i.e. High and Highest) Resource neighborhoods while nearly three-quarters (74 percent) of White County residents live in such neighborhoods. These disparities in access to opportunity exacerbate inequities in health, educational, and economic outcomes between children of different racial and ethnic groups.

⁷⁹ 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*

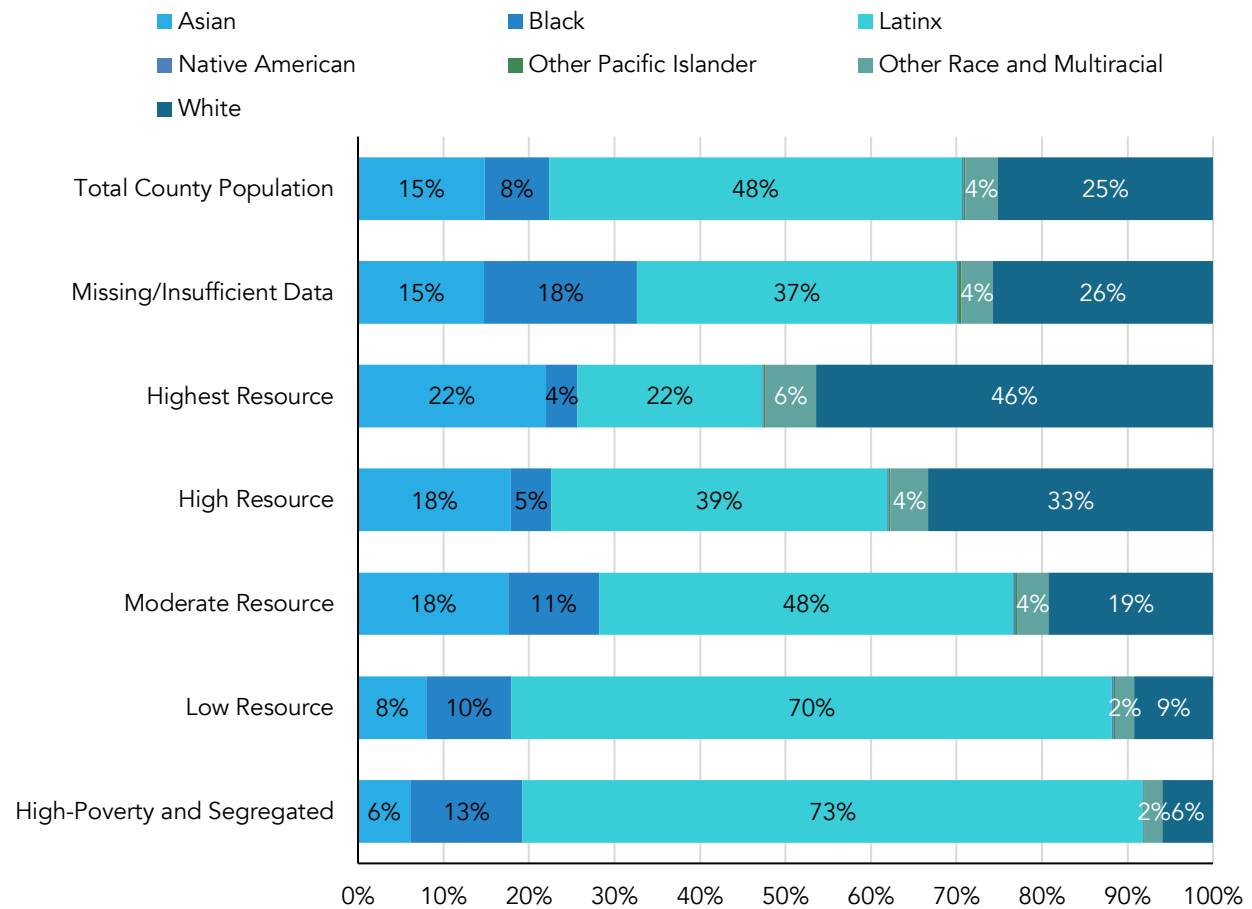


Sources: TCAC/HCD Opportunity Map, 2025. Race and ethnicity analysis was completed with data from U.S. Census Bureau American Community Survey, 2023 (5-year data).

*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 2025 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 ten (10) percent of the population in Low Resource areas and 13 percent of High-Poverty and Segregated areas, while only accounting for eight (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 48 percent of the County’s total population. By contrast, white residents are overrepresented in High and Highest Resource areas, where they make up 33 and 46 percent of the population, respectively, while being only 25 percent of the countywide population.

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



Sources: TCAC/HCD Opportunity Map, 2025. Race and ethnicity analysis was completed with data from U.S. Census Bureau American Community Survey, 2023 (5-year data).

*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 2025 TCAC/HCD Opportunity Map in which "High-Poverty and Segregated" is no longer a resource distinction and instead a flag. Rows may not sum to 100 percent given racial groups with small shares that are not able to visualize in the chart (i.e. Other Pacific Islander and Other Race and Multiracial).

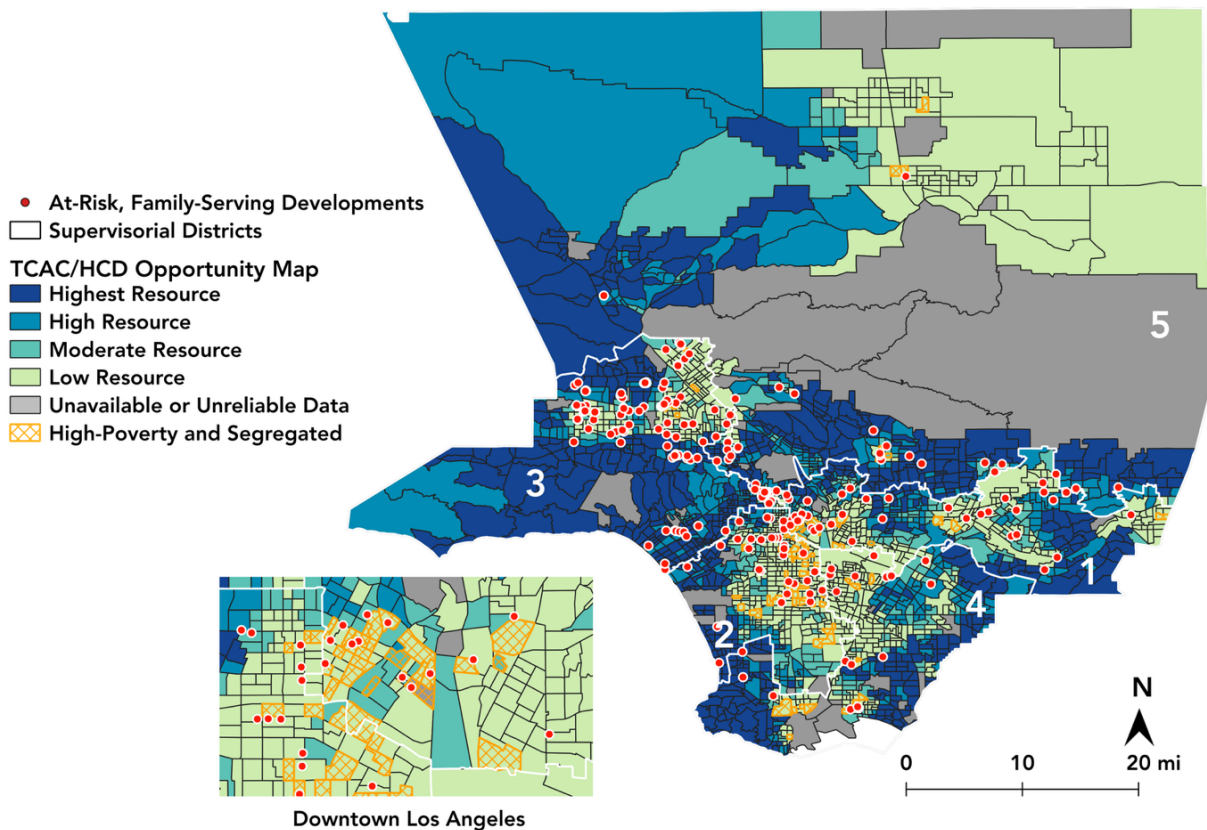
Neighborhood Resources and Opportunity by Race and Ethnicity

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 66 shows their distribution throughout the five Supervisorial Districts. There are currently 3,309 family-targeted affordable homes in the County that are at-risk of conversion. Fourteen (14) 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, health, and educational outcomes for low-income families with children.

The loss of affordable homes in Higher Resource neighborhoods poses a serious threat to fair housing and equitable access to opportunity in the County and is particularly concerning given the

dire need to produce more affordable rental homes for low-income Californians and the current context of rising construction costs across the country. Although 14 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.⁸⁰ 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



⁸⁰ 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 66: DISTRIBUTION OF AFFORDABLE 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	780	0	0%	503	64%	104	13%	173	22%	0	0%
SD 2	891	0	0%	842	95%	0	0%	49	5%	0	0%
SD 3	1,119	0	0%	999	89%	70	6%	50	5%	0	0%
SD 4	33	0	0%	23	70%	10	30%	0	0%	0	0%
SD 5	486	0	0%	80	16%	232	48%	20	4%	154	32%
Total	3,309	0	0%**	2,447	74%	416	13%	292	9%	154	5%

Sources: California Housing Partnership Preservation Database, April 2025. TCAC/HCD Opportunity Maps, 2025.

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

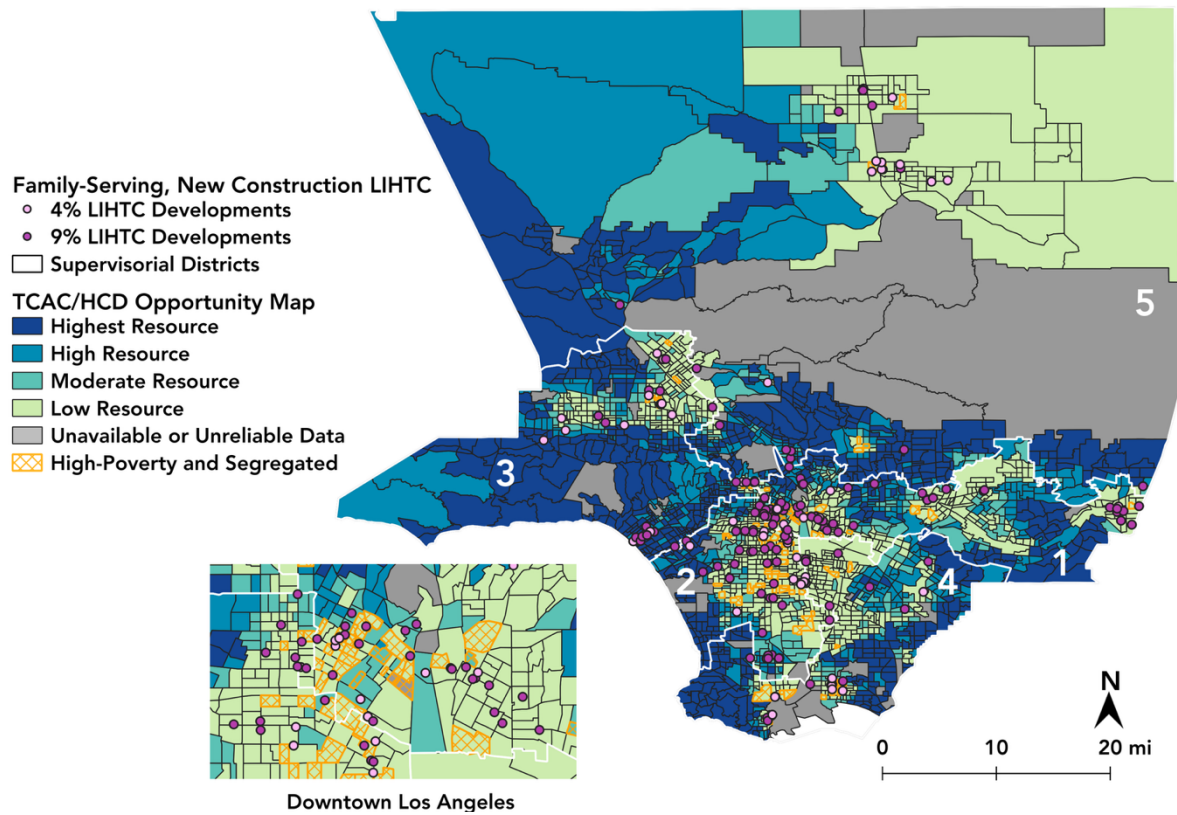
**Tracts and block groups that are flagged as “High-Poverty and Segregated” in the TCAC/HCD Opportunity Map have been removed from other resource categories and their opportunity category was reclassified as “High-Poverty and Segregated” in this analysis. Please note that this differs from the methodology of the 2025 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 for 4 percent LIHTCs. 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 2024 relative to the TCAC/HCD Opportunity Map for Los Angeles County.⁸¹

⁸¹ 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

FIGURE 70: DISTRIBUTION OF FAMILY SERVING, NEW CONSTRUCTION DEVELOPMENTS AWARDED LIHTCS (2008-2024) 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 throughout other parts of the County. Conversely, family-serving affordable housing developments in High and Highest Resource areas far less common and more scattered, 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 67 below.

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.

TABLE 67: DISTRIBUTION OF AFFORDABLE HOMES IN FAMILY-SERVING, NEW CONSTRUCTION DEVELOPMENTS IN LOS ANGELES COUNTY AWARDED LIHTCS (2008-2024) RELATIVE TO 2025 TCAC/HCD OPPORTUNITY MAP CATEGORIES

	Affordable Homes	High- Poverty & Segregation**		Low Resource		Moderate Resource		High Resource		Highest Resource	
		#	%*	#	%*	#	%*	#	%*	#	%*
Total	13,999	2,257	16%	8,202	59%	1,394	10%	1,519	11%	627	4%
2020-2024 Awards	5,445	920	17%	3,184	58%	441	8%	518	10%	382	7%
9% Housing Credits											
SD 1	2,542	367	14%	1,656	65%	276	11%	200	8%	43	2%
SD 2	2,431	382	16%	1,380	57%	356	15%	193	8%	120	5%
SD 3	826	0	0%	442	53%	20	2%	182	22%	182	22%
SD 4	821	90	11%	489	60%	150	18%	49	6%	43	5%
SD 5	959	80	8%	517	54%	133	14%	182	19%	47	5%
Total	7,579	919	12%	4,484	59%	935	12%	806	11%	435	6%
4% Housing Credits											
SD 1	1,044	270	26%	515	49%	192	18%	67	6%	0	0%
SD 2	1,511	508	34%	682	45%	0	0%	228	15%	93	6%
SD 3	1,662	0	0%	878	53%	267	16%	418	25%	99	6%
SD 4	1,124	335	30%	789	70%	0	0%	0	0%	0	0%
SD 5	1,079	225	21%	854	79%	0	0%	0	0%	0	0%
Total	6,420	1,338	21%	3,718	58%	459	7%	713	11%	192	3%

Sources: California Housing Partnership Preservation Database, April 2025. TCAC/HCD Opportunity Maps.

*Percentage of large-family, new construction affordable homes in each row (SDs or county totals).

** 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 2025 TCAC/HCD Opportunity Map in which "High-Poverty and Segregated" is no longer a resource distinction and instead a flag.

Three-quarters (75 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 15 percent of affordable homes in large-family, new construction developments are located in High or Highest Resource areas, which together comprise 43 percent of areas in the County. The remaining ten (10) 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 2024 are still overwhelmingly located in Low Resource and High Segregation & Poverty areas—with 75 percent of family-serving, 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 nine percent (9%) 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.⁸² The combination of high construction costs, pushback against affordable housing from affluent and 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

⁸² 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.⁸³ 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.

In this section, we use the terms "homes", and "units" interchangeably to indicate one unit of housing that a household rents in an affordable housing development. Units could be apartments, single-family homes, townhouses, or other unit types. Affordable housing developments range from high-rise apartment buildings to developments of multiple adjacent single-family homes. 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."^{83,84} 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.⁸⁵

A March 2020 study by the UC Berkeley Turner 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

⁸³ See, for example: Turner Center for Housing Innovation. "Turner Center Research Series: The Cost of Building Housing." Website: turnercenter.berkeley.edu/construction-costs-series.

⁸⁴ 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>.

⁸⁵ 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.

imposed or escalated.⁹² 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.⁹³

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 2024. In the last three and a half decades, the LIHTC program has become the most significant funding source for constructing and preserving affordable housing in California. More than 96,500 affordable units have been funded with tax credits in Los Angeles County since 1989.

The California Housing Partnership compiled detailed development cost data from 626 LIHTC developments in Los Angeles County from 2012 to 2024 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.⁹⁴ When application data was unavailable, we used TCAC staff reports created for each LIHTC development, including summary financing data.⁹⁵ Throughout this section, we adjust development costs for inflation to 2025 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 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 of housing 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 64 below shows summary data on the project characteristics for Los Angeles LIHTC developments used in this cost analysis.

Affordable Homes Development Characteristics

As Table 68 below shows, nearly two-thirds of all LIHTC awards were for New Construction developments, with Acquisition and Rehabilitation taking up the next most significant chunk, and Adaptive Reuse comprising a total of ten developments. Of the number of affordable homes proposed, more than half are in the City of Los Angeles with the remaining allotted across the

⁹² National Association of Home Builders, 2025. "How Tariffs Impact the Home Building Industry."

<https://www.nahb.org/advocacy/top-priorities/building-materials-trade-policy/how-tariffs-impact-home-building>.

⁹³ Turner Center. 2022. "The Cost to Build New Housing Keeps Rising: State Legislation Aiming to Reverse the Upwards Trend." <https://turnercenter.berkeley.edu/research-and-policy/cost-to-build-housing-legislation-2022/>.

⁹⁴ 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.

⁹⁵ TCAC staff reports can be accessed online at <https://www.treasurer.ca.gov/ctcac/meeting/index.asp>.

Balance of Los Angeles County. Most affordable homes are for large families and special needs/SRO populations, with a smaller but significant portion being non-targeted, and the remaining are divided amongst at-risk and senior populations. Most affordable homes are in medium developments of 50-100 units or large developments of more than 100 units.

In 2024, 52 applications were awarded tax credits in Los Angeles County, whereas in 2020, 77 applications were awarded. 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 68: DEVELOPMENT COST DATASET - LOS ANGELES COUNTY (2012-2024)

Development Characteristics	Number of Developments	Number of Affordable Homes
Tax Credit Type		
4% LIHTC	404	38,006
9% LIHTC	222	13,301
Construction Type		
New Construction	406	30,178
Acquisition/Rehab	210	20,429
Adaptive Reuse	10	700
Geography*		
City of Los Angeles	363	29,403
Balance of Los Angeles County	263	21,904
>> <i>Unincorporated Los Angeles County</i>	52	3,555
Housing Type		
Large Family	164	14,342
Senior	93	9,208
Special Needs/SRO	236	15,764
At-Risk	29	1,645
Non-Targeted	104	10,348
Development Size		
Small (less than 50 units)	179	6,673
Medium (50-100 units)	306	22,077
Large (More than 100 units)	141	22,557
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

TABLE 68 CONTINUED: DEVELOPMENT COST DATASET - LOS ANGELES COUNTY (2012-2024)

Development Characteristics	Number of Developments	Number of Affordable Homes
Year of LIHTC Award		
2016 Award Year	59	5,102
2017 Award Year	34	2,340
2018 Award Year	49	3,665
2019 Award Year	54	4,593
2020 Award Year	77	6,313
2021 Award Year	58	4,761
2022 Award Year	32	2,904
2023 Award Year	41	3,329
2024 Award Year	52	4,977
Total	626	51,307

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

*The three geographies considered in the cost study represent the City of Los Angeles; the Balance of Los Angeles County, a geography used to refer to all geographies in the county **except** the City of Los Angeles; and unincorporated Los Angeles County, which includes all unincorporated areas in Los Angeles County. The Balance of Los Angeles County and unincorporated Los Angeles County overlap as all unincorporated areas are also captured in the Balance of Los Angeles 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 Los Angeles County will match the total. Note that the number of projects in each geography may differ from what is expected due to a methodology change that uses County and City GIS boundaries against project addresses to assign geography.

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.^{96,97}

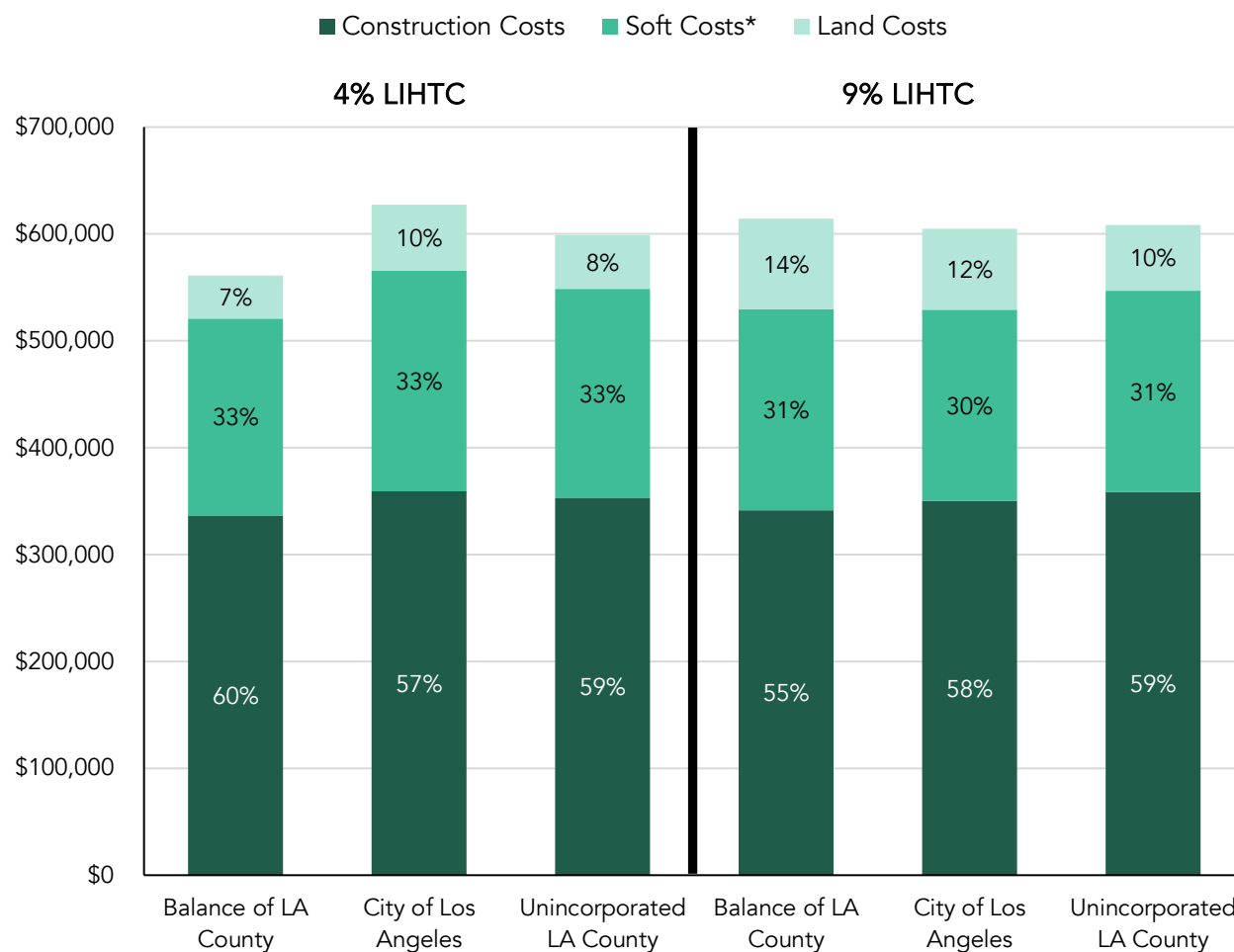
Across all three geographies, construction costs—labor and materials—make up most of development costs. The second-largest category is soft costs, which typically comprise about one-third of costs. These costs are associated with affordable housing financing, design, and realization

⁹⁶ 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.

⁹⁷ As noted in Table 88, the total number of LIHTC developments in unincorporated Los Angeles County is small (47 developments), such that the median total development cost is heavily impacted by a few expensive developments.

(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.⁹⁸

FIGURE 71: NEW CONSTRUCTION DEVELOPMENT COST TRENDS IN LOS ANGELES COUNTY BY TAX CREDIT TYPE, PER UNIT (2012-2024)



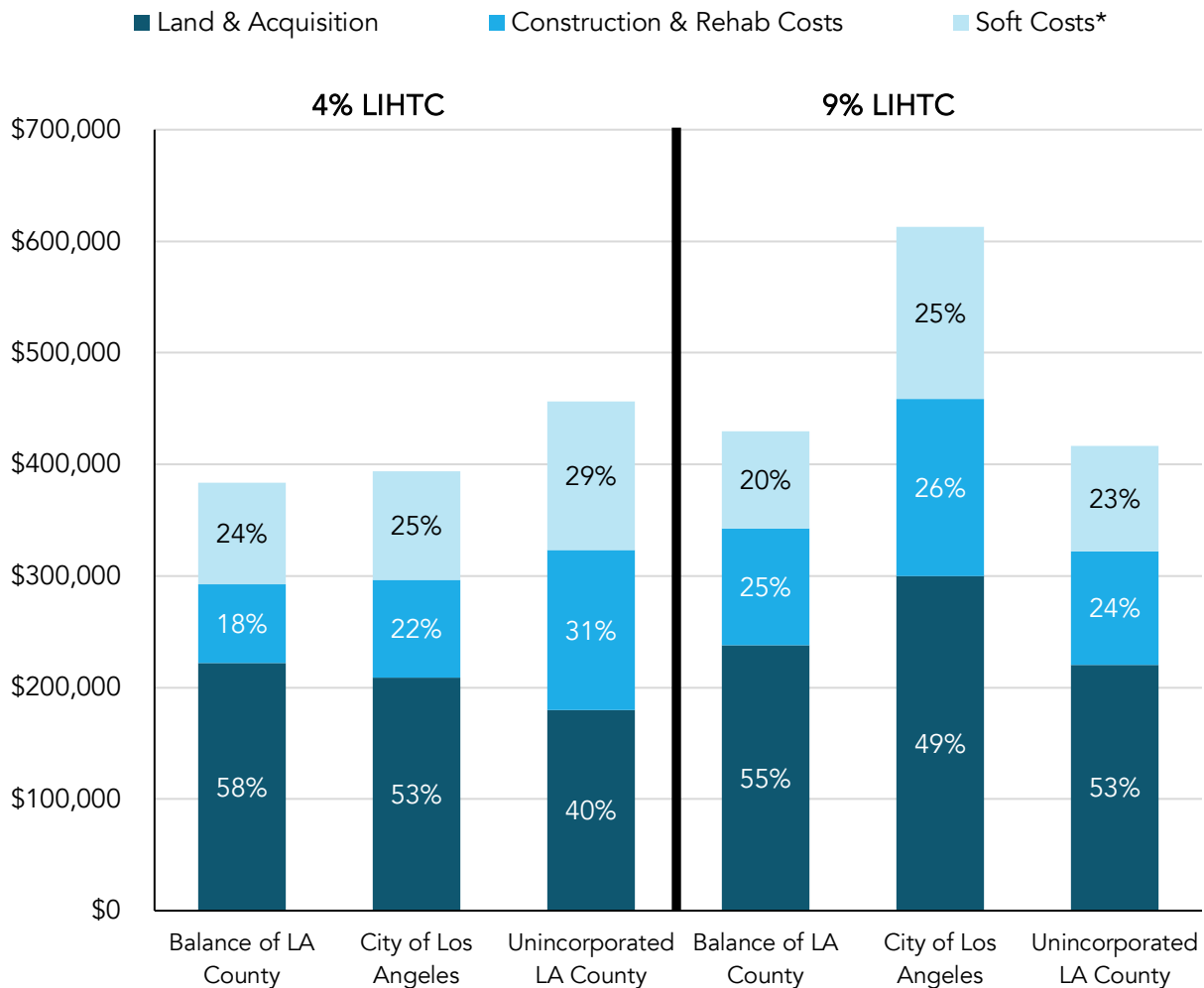
Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.
 *Soft costs capture developer fees, architecture, engineering, financing costs like construction interest, permanent financing, and reserves, and other costs like insurance, local development and permit fees, and market studies.

⁹⁸ For more information on different cost categories for affordable housing development, see the Turner Center’s “Making It Pencil: The Math Behind Housing Development” at https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/Making_It_Pencil_The_Math_Behind_Housing_Development.pdf.

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 40 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 26 percent on average, while soft costs comprise 20 to 29 percent of development costs on average.

FIGURE 72: ACQUISITION/REHABILITATION DEVELOPMENT COST TRENDS IN LOS ANGELES COUNTY BY TAX CREDIT TYPE, PER UNIT (2012-2024)



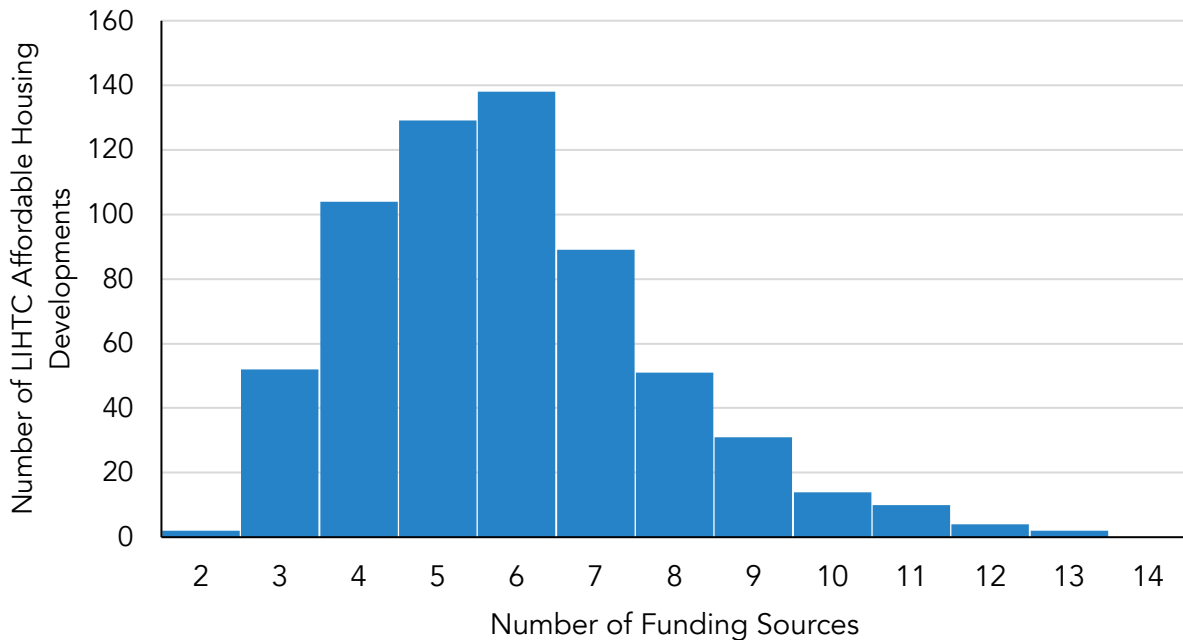
Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

*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 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).⁹⁹

FIGURE 73: NUMBER OF FUNDING SOURCES* UTILIZED BY LIHTC AFFORDABLE HOUSING DEVELOPMENTS IN LOS ANGELES COUNTY (2012-2024)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

*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.¹⁰⁰

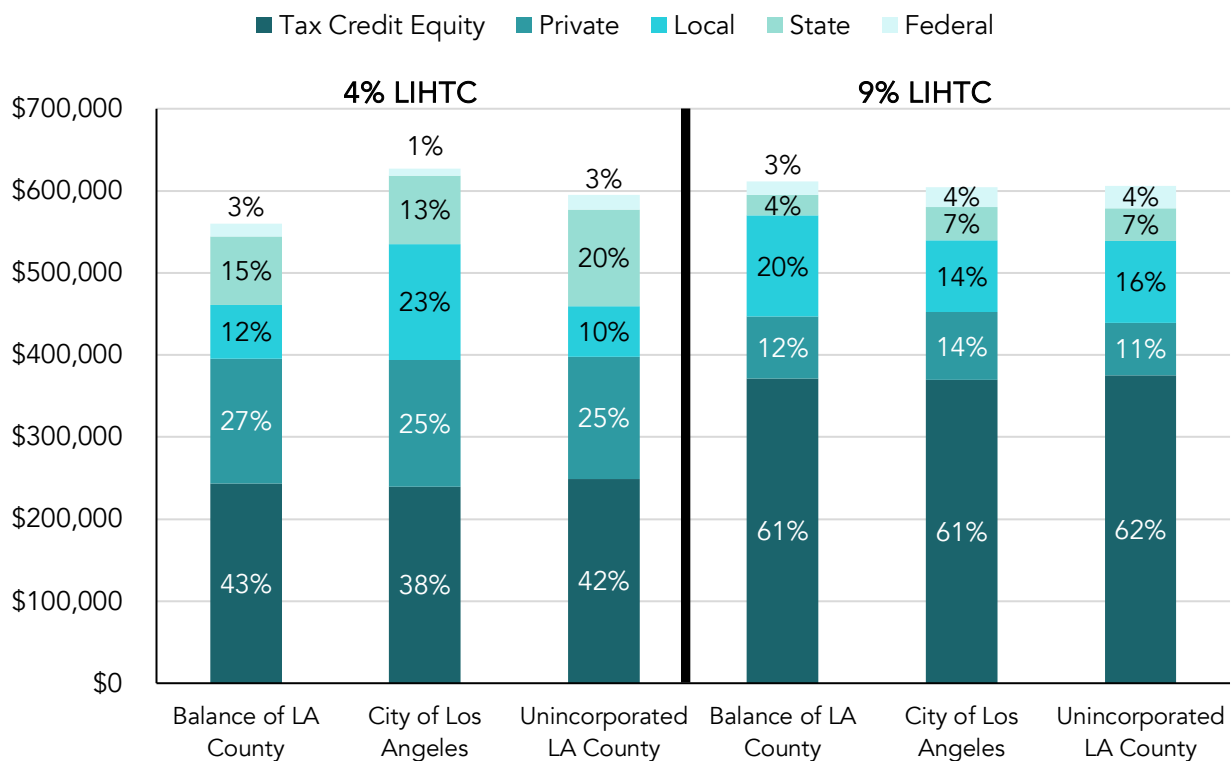
⁹⁹ This analysis only includes sources of permanent financing and, therefore, excludes rent subsidies and operating subsidies.

¹⁰⁰ For more information on the tax credit program and differences between the 4% and 9% credit, see Section 2.

Federal, state, and local sources finance 29 to 37 percent of costs for 4% LIHTC developments and 25 to 27 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.

Private sources comprise the final source category—including private hard debt, philanthropy, and partnership or developer contributions—and finance between 25-27 percent of development costs for 4% LIHTC developments and 11-14 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 (2012-2024)

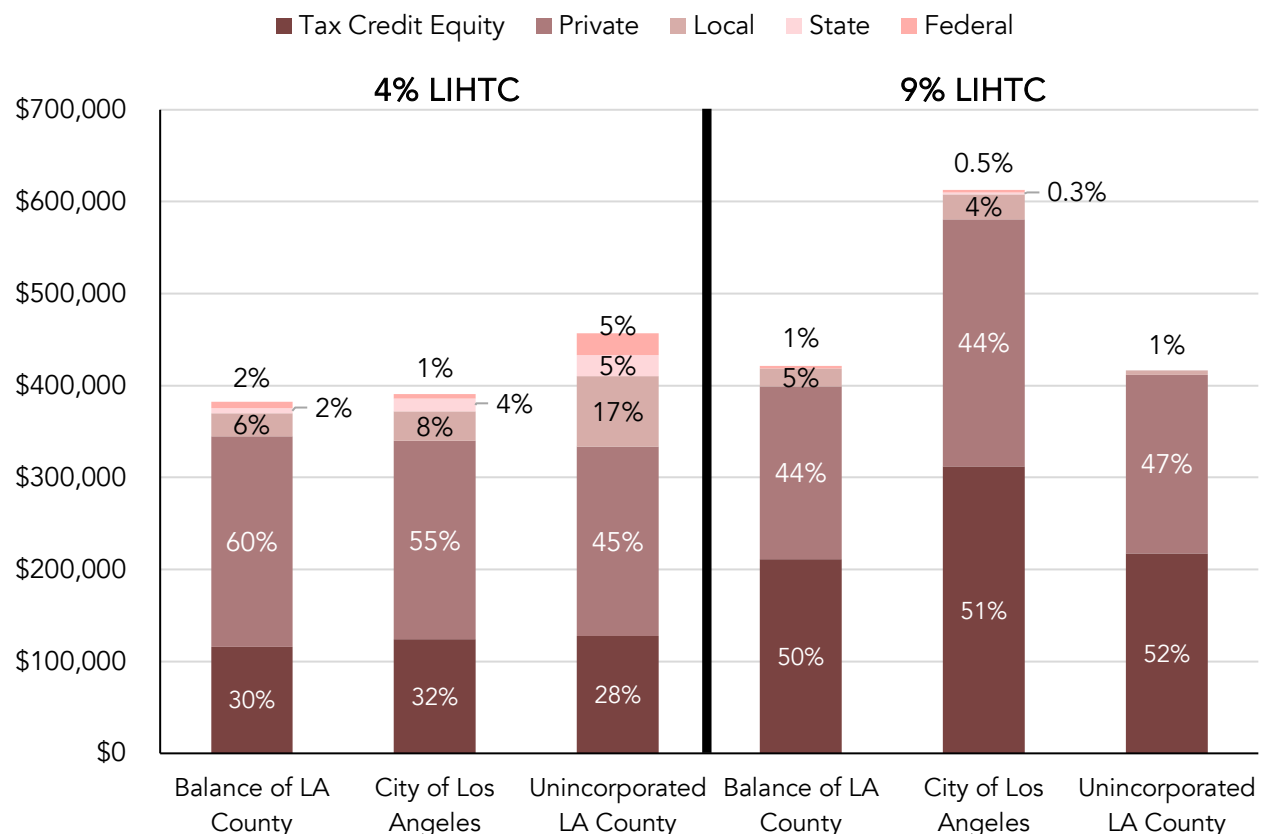


Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

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, the largest development funding sources for both 4% and 9% LIHTC developments are tax credit equity and private sources. Local funding is the third-largest source of funding for acquisition/rehabilitation developments. Federal and state sources combined finance between four (4) percent and ten (10) 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—86 percent of the 9% acquisition/rehabilitation developments awarded LIHTCs from 2012 to 2024 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 (2012-2024)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

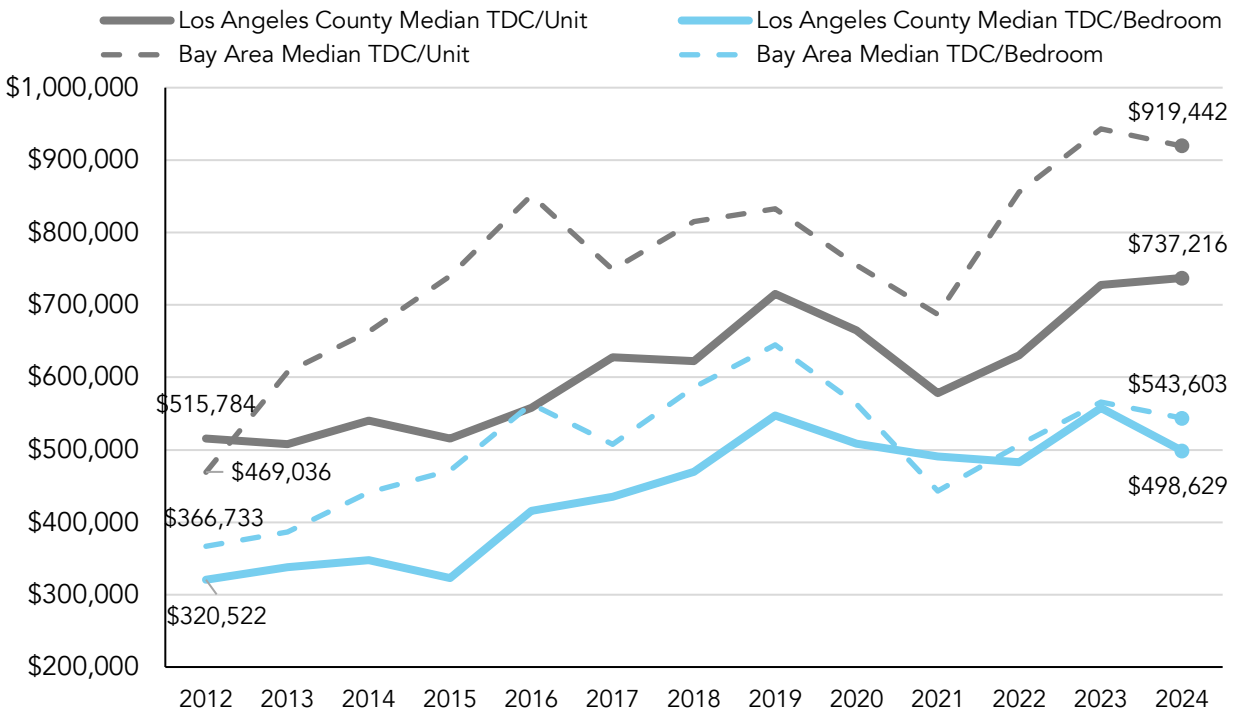
*Some bars will not reach 100% because of funding sources that are of vague or unknown origin. Additionally, all numbers are rounded except those less than 0.55 percent.

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 2024, adjusted for inflation.¹⁰¹

In Los Angeles County, inflation-adjusted development costs have varied over the last 12 years. While costs remained relatively flat between 2012 and 2015, the cost to develop a new affordable home increased by 39 percent per unit and 70 percent per bedroom between 2015 and 2019. In contrast, from 2019 to 2021, development costs decreased by 19 percent per unit and ten (10) percent per bedroom. Since 2021, costs have increased from \$578,073 to \$737,216 per unit (28 percent) and from \$490,525 to \$498,629 per bedroom (2 percent). However, between 2023 and 2024 alone, per unit costs only increased one (1) percent and per bedroom costs decreased by eleven (11) 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.

FIGURE 76: LOS ANGELES COUNTY MEDIAN TOTAL DEVELOPMENTS COSTS (TCD) FOR NEW LIHTC DEVELOPMENTS, 2012-2024 (2025\$)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

¹⁰¹ The Bay Area is defined as the five most urbanized Bay Area counties—Alameda, Contra Costa, San Francisco, Santa Clara, and San Mateo.

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 2024—from 1.72 bedrooms per unit to 1.45 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).

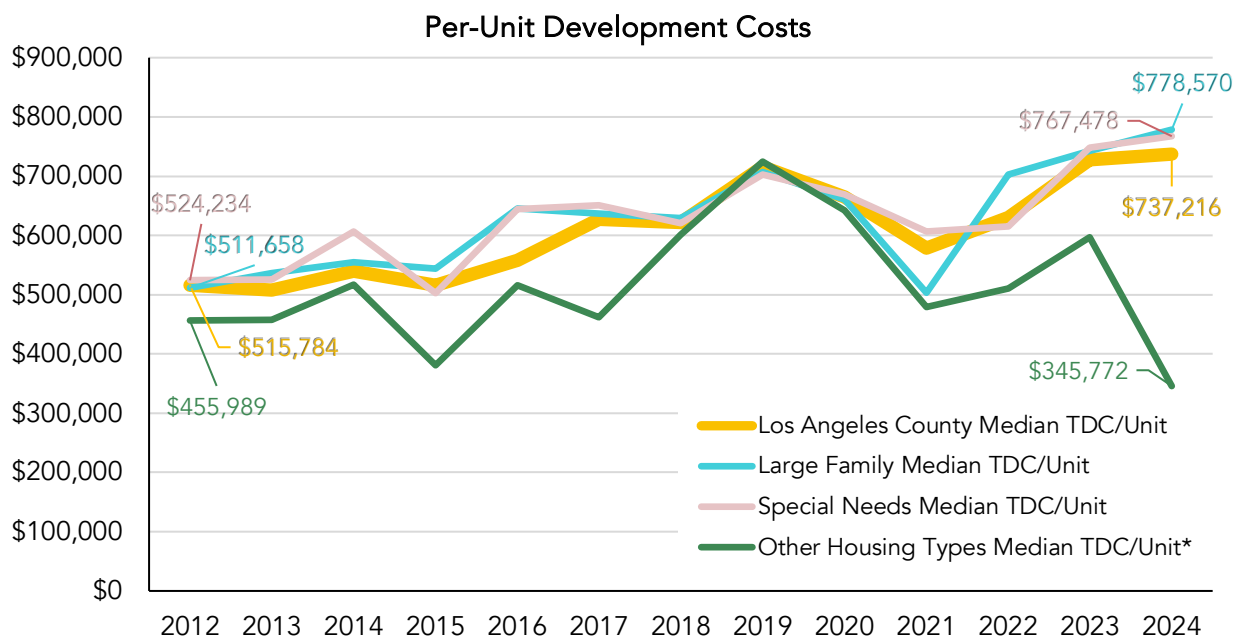
Demonstrating this trend, the percentage of special needs units in the county’s LIHTC portfolio increased from 27 percent to 41 percent from 2012 to 2024.¹⁰² This shift in the type of affordable housing developed in Los Angeles County explains some of the cost increases during this twelve-year period. 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 2024, the median cost per-bedroom for LIHTC-awarded special needs new construction developments was 69 percent higher than for LIHTC-awarded large-family developments.¹⁰³

¹⁰² TCAC uses “housing type” to identify the specific population to be served by the development and has five 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.

¹⁰³ Though this analysis does not employ rigorous statistical techniques needed to establish correlation, descriptive statistics do allow us to understand important historical trends.

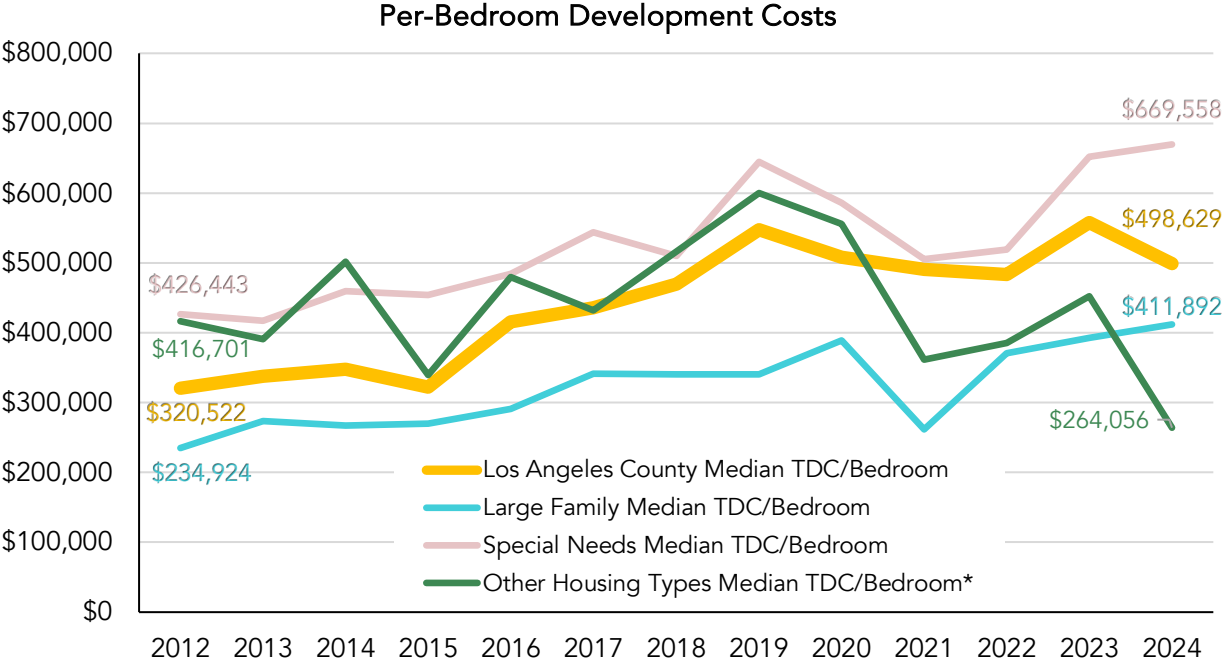
Reasons for higher costs associated with special needs developments include smaller unit sizes with a greater percentage having more expensive bathroom and kitchen space, more space used for heavy-use common areas and social service provision, higher operating costs per unit resulting in higher capitalized operating reserves, as well as more extensive required transition reserves to guard against termination of rent or operating subsidy. In addition, TCAC imposes development cost thresholds, referred to as Threshold Basis Limits, that cap the maximum allowable development costs per unit when calculating tax credit allocations. While these limits are intended to contain costs and ensure efficient use of public resources, they can pose additional challenges for developments with higher costs per unit, such as special needs developments. As a result, developers of special needs developments must balance design and service goals with cost containment constraints to ensure project feasibility within these state-imposed limits. Lastly, funding for supportive housing is often more fragmented and complex than for other affordable housing development types. According to the Turner 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.¹⁰⁴

FIGURE 77: MEDIAN TOTAL DEVELOPMENTS COSTS (TCD) FOR NEW LIHTC DEVELOPMENTS, BY HOUSING TYPE, 2012-2024 (2025\$)



¹⁰⁴ Turner Center for Housing Innovation. 2020. “The Costs of Affordable Housing Production: Insights from California’s 9% LIHTC Program.” Website: <http://turnercenter.berkeley.edu>.

FIGURE 77 CONTINUED: MEDIAN TOTAL DEVELOPMENTS COSTS (TCD) FOR NEW LIHTC DEVELOPMENTS, BY HOUSING TYPE, 2012-2024 (2025\$)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.
 *'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.

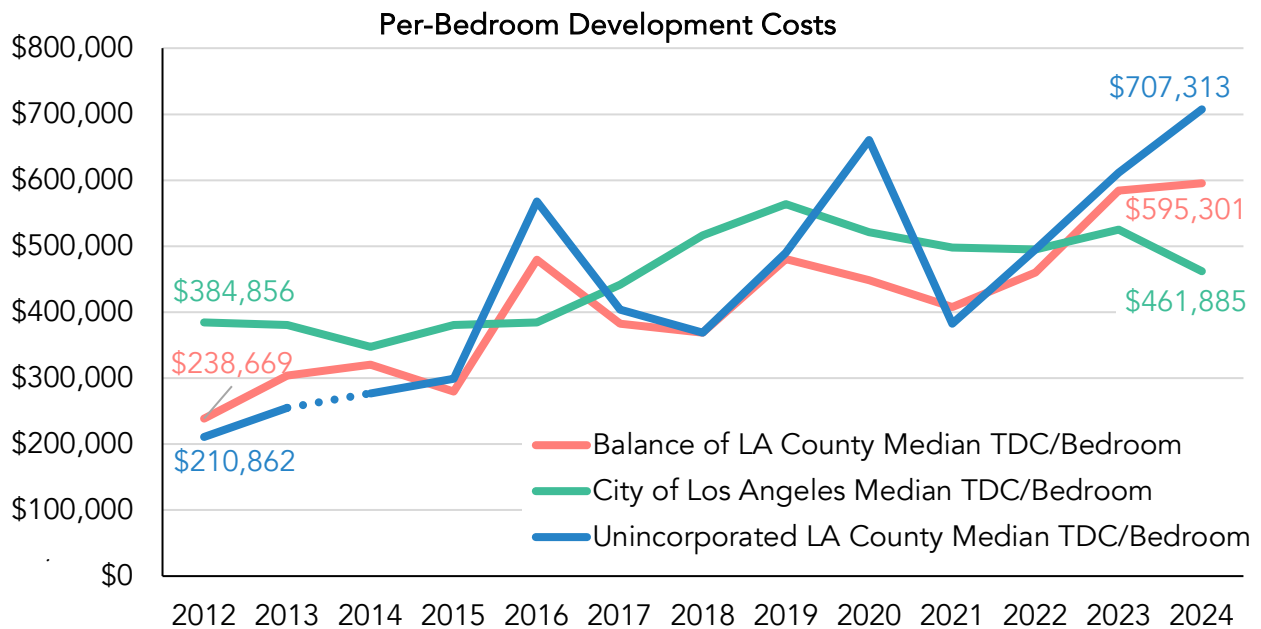
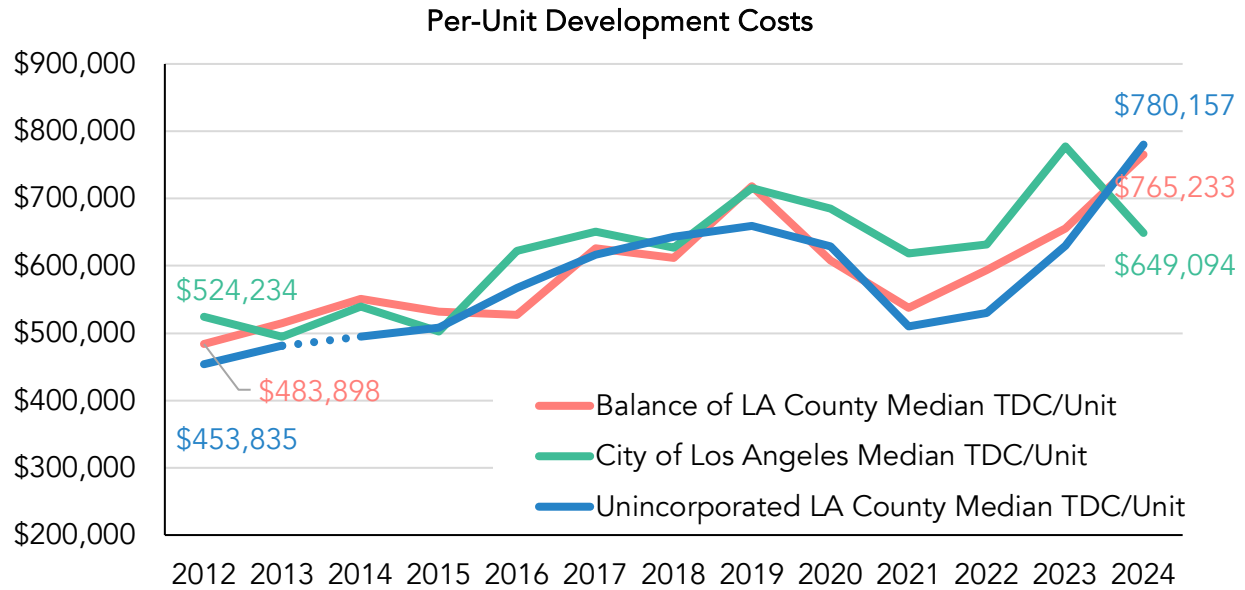
Cost Analysis by Geography

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 Los Angeles County, and unincorporated Los Angeles County from 2012 to 2024, adjusted for inflation. While development costs per unit were relatively comparable across all three geographies from 2012 to 2024, 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, and 2022-2024. Per-bedroom costs for developments in the Balance of Los Angeles County and unincorporated Los Angeles County were comparable over time except in 2020 and have been increasing since 2021. Meanwhile, per-bedroom costs in the City of Los Angeles followed a similar trend as the other geographies from 2012 through 2023, but with a marked decrease in 2024.

These increases in per-bedroom costs in Los Angeles County could partly be explained by a decline in average bedrooms per unit over many years with increasing costs. However, development costs

in the City of Los Angeles do not trend neatly with bedroom size. Costs in Unincorporated Los Angeles County declined between 2021 and 2024 from 1.4 to 1.1 bedroom per unit. Likewise, the Balance of Los Angeles County decreased from 1.5 to 1.4 bedrooms per unit between 2020 and 2023. In the City of Los Angeles, bedroom size decreased between 2015 and 2018 and again between 2019 and 2021 and has since been hovering around 1.5 bedrooms per unit.

FIGURE 78: MEDIAN TOTAL DEVELOPMENTS COSTS (TCD) FOR NEW LIHTC DEVELOPMENTS, BY GEOGRAPHY, 2012-2024 (2025\$)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

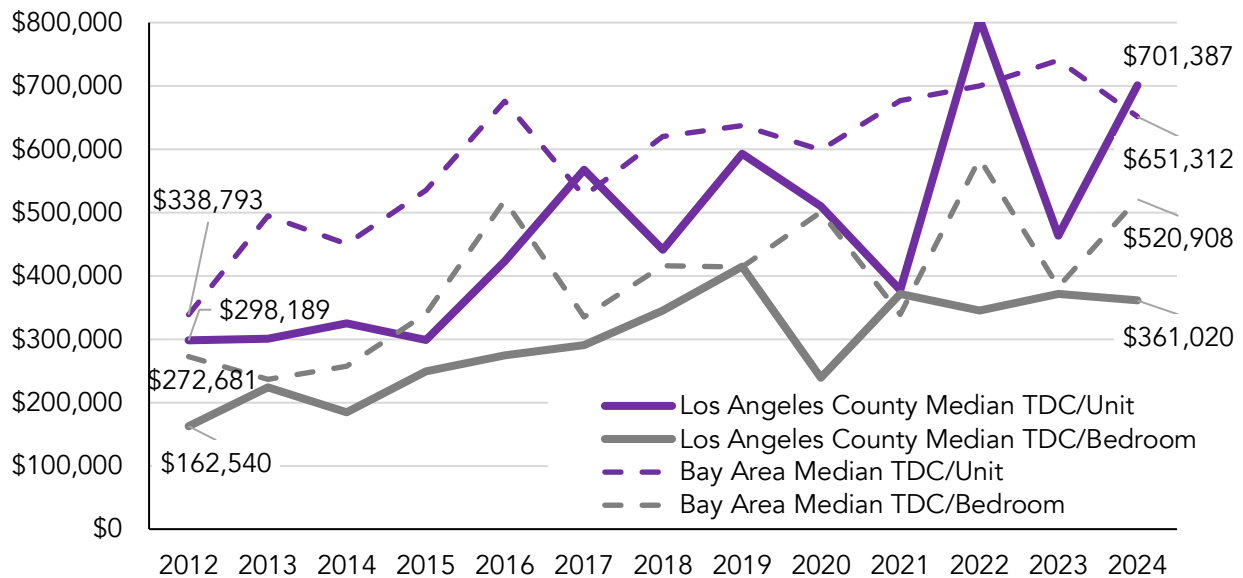
Note: There is a dotted line for unincorporated LA County for 2014 because there was only one development awarded LIHTCs during this year period.

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.¹⁰⁵ For example, between 2012 and 2024, the average cost of preserving existing multifamily rental housing was 33 percent less per unit and 38 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 2024, adjusted for inflation.¹⁰⁶ In Los Angeles County, these costs have varied but have trended upward during these twelve years. In that time frame, acquiring and rehabilitating an affordable home grew from \$298,189 to \$701,387 per unit (135 percent), and the costs per bedroom increased from \$162,540 to \$361,020 (122 percent), adjusted for inflation. Per-unit and per-bedroom development costs in Los Angeles County converged in 2021 because 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 DEVELOPMENTS COSTS (TCD) FOR ACQUISITION/REHABILITATION LIHTC DEVELOPMENTS, BY HOUSING TYPE, 2012-2024 (2025\$)



Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

¹⁰⁵ 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>.

¹⁰⁶ 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 latter experienced a larger absolute increase (dollar amount) and relative increase (percent) in per-unit costs between 2012 and 2024. The Bay Area also experienced a slight decrease in per-unit costs over the last year, while Los Angeles County experienced an increase. This variation is likely due to differences in the size and type of housing developed in each region. Of the 2024-awarded acquisition/rehabilitation developments in the Bay Area, 55 percent of the units were studio or one bedrooms, and developments included more total units (387). By contrast, 80 percent of the acquisition/rehabilitation developments in Los Angeles County awarded tax credits in 2024 were studio and one-bedroom units, with 352 total units.

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. Our analysis' focus on total development costs makes it difficult 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 Chief Executive 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 2025 version are reintroduced or refined versions of those in the 2024 report. Continued effort in these areas is imperative to meet the County's affordable housing needs.

Preservation

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

1. Consider Evaluating Modifications to Insurance Requirements for Affordable Housing Developers

California has faced an insurance crisis catalyzed by increasing losses from natural disasters and construction cost inflation in recent years. While insurance premium increases appear to have leveled off and no longer pose an increasing financial threat for affordable housing developers and owners, there are still specific changes the County should implement to mitigate some of the financial pressures caused by the extreme increases in the cost of insurance coverage over the last two years.

Specifically, the County should consider:

- Convening a stakeholders' working group to brainstorm ideas around how the County can reduce the cost of insurance and make it easier to retain coverage for affordable housing developments.
- While properties are still reeling from recent insurance premium increases, permit higher deductibles (or allow one-time waivers) to reduce insurance premiums.
- Lifting the requirement to have a full insurance policy prior to construction and allow evidence of bound coverage to suffice before starting construction. This will reduce construction start delays and eliminate the associated costs.
- Consider temporarily waiving the requirement for habitability coverage, which is not offered by many insurers in the current market and is therefore more difficult and costly to obtain than in the past.

2. Review Data and Evidence to Assess and Develop a Plan to Address Unmet Service Need for High-Acuity PSH Tenants

The Partnership understands anecdotally that high-acuity tenants in permanent supportive housing often require more intensive case management and service interventions. Additionally, the Partnership acknowledges that this is an issue that the County Homeless Initiative and other departments are engaged in. However, many operators of permanent supportive housing endure periodic, extreme damage to units wrought by unstable, high-acuity tenants in properties targeted to those experiencing chronic homelessness. This level of property damage can require extensive repairs and result in units remaining vacant for months at a time. This drains reserves and places an unsustainable strain on operating budgets. The repeat nature of this property damage also means insurance coverage is of limited utility: owners face non-renewal if they file claims repeatedly, and deductibles may be too high relative to the cost of damage and loss of rents to merit filing claims.

In addition to the preventative measures County departments are implementing, the County should consider creating a backstop pool—a financial reserve set aside to provide protection in the event of shortfalls or unexpected risks—to which PSH owners could apply for assistance to cover the specific types of damages described above. The pool could be funded by program income from residual receipts payments received by LACDA. Funding from the pool would be available only upon demonstrating need and would be available after payment of insurance claims.

3. Evaluate Options to Reallocate Net Cash Flow and Excess Reserves to Buildings with Operating Deficits

Los Angeles County should explore options to allow property owners to reallocate net cash flow and/or excess reserves from healthily operating properties to struggling buildings with operating deficits. Currently, owners must pay operating deficits out of pocket while returning substantial cash flow from other properties to government lenders as residual receipts, which undermines portfolio sustainability. By permitting cross-subsidization within an owner's portfolio, the County can help stabilize older or underperforming properties without providing additional public subsidy and ease the ongoing financial strain on owners.

4. Increase Investments or Implement Strategies to Reduce Conversion Risk

The County should 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 increasing investments targeted at properties at-risk of conversion. Particularly, the County should move 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 House LA ballot initiative.

We recommend the County accelerate this process by: 1) continuing 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) assessing the efficacy of implementing 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 funding NOFAs.

The Partnership also recognizes and supports the County's plans to launch a land bank pilot program utilizing American Rescue Plan Act (ARPA)-enabled funding and the County General Fund to ensure that households experiencing homelessness and the most vulnerable residents of the County have access to an estimated 500 affordable housing units.

Increase Funding for Affordable Housing

5. Encourage Leverage of Decarbonization Incentives

The County should encourage applicants seeking County funding utilize available state and local decarbonization incentives since these programs offer substantial financial incentives and free technical assistance. By promoting the use of these local and state funding programs, the County can ensure that additional avenues of funding are fully utilized and maximize the impact of county funding, while also supporting the State's goals for reduction of greenhouse gas emissions. The County should strongly encourage applicants to pursue eligible decarbonization funding unless recipients can demonstrate that the costs outweigh the benefits.

Programs to include:

- Building Initiative for Low-Emissions Development (BUILD) Program;
- Solar on Multifamily Affordable Housing (SOMAH) Program;
- Low Income Weatherization Program (LIWP);
- Equitable Building Decarbonization (EBD) Program; and
- Comprehensive Affordable Multifamily Retrofits (CAMR) Program (within the City of Los Angeles).

6. 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. Going forward, the County should publish a NOFA schedule for each

year. This recommendation extends to LACAHSAs deployment of Agency Share funds as it moves toward program design and rollout for FY 2025-2026.

7. Implement New Models for Permanent Supportive Housing Production in the Face of Project-Based Voucher (PBV) Scarcity

The County's funding for new housing production for the past ten years has focused almost exclusively on permanent supportive housing and has been paired with project-based Section 8 vouchers to ensure financially sustainable operations. However, LACDA is projected to reach its statutory, 30-percent cap for PBVs in 2026. Moreover, HACLA is reserving its limited remaining PBV authority for public housing redevelopment and many of LA County's smaller housing authorities, such as the City of Pasadena's, have already reached their PBV cap. Other smaller housing authorities have declined to adopt a project-basing component entirely. Without new sources of rental subsidy, these issues pose a significant challenge to the County's continued ability to produce permanent supportive housing at its current pace and scale. The County needs to develop and encourage alternative models for PSH production given the looming scarcity of PBVs and potential federal budget cuts.

The County should explore alternative approaches to PSH production, including:

- Supporting the expanded use of tenant-based Housing Choice Vouchers as a rental subsidy source for PSH developments via the creation of a guarantee fund that would enable individual vouchers to be underwritten as a funding source comparable to PBVs.
- Integrating small set-asides of unsubsidized PSH units within larger affordable housing developments where the non-targeted units can subsidize the operation of the PSH units.
- Considering other operating subsidy alternatives such as operating subsidy investments from LACAHSAs or the Department of Mental Health's BHSA Housing Intervention Dollars.

If an alternative source of operating subsidy is not identified, the development of supportive housing will decline precipitously in LA County in the coming years.

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.

8. *Balance Aging Portfolio Needs with New Production in LACAHSAs Program Implementation*

It is imperative that in determining the priority uses of Measure A funding¹⁰⁷, LACAHSAs prioritize measures that will support not only production but also the preservation of affordable housing across the County, especially in light that the FY26 federal budget will likely result in reductions to programs that will leave gaps for existing projects. If this occurs, we suggest that LACAHSAs revisit recommendations to create a priority to fill those critical gaps.

Specifically, LACAHSAs should consider taking the following actions:

- Prioritize a portion of the flexible PPO funding from Measure A specifically for preservation of the aging affordable housing portfolio that is not at risk of conversion to market but desperately requires capital improvements to operate sustainably and cannot cover these costs through refinancing alone. Currently LACHASAs draft program guidelines published in early June 2025 allocate 60 percent of the agency’s budget to Production, Preservation, and Ownership (PPO) with 22.75 percent of that funding in a flexible fund that can be used for any eligible activities including preservation. Dedicating a set portion of the fund to preservation is necessary to maintain the sustainability of the County’s aging affordable housing portfolio.
- LACAHSAs should be cautious and thoughtful in how much additional leveraging it requires applicants to obtain from other funding sources. Multifamily affordable developments funded by LACAHSAs should take advantage of resources from local partners and state programs, but only in cases where those projects can be competitive.

2024 Recommendations Under Implementation

The following section highlights recommendations from the 2024 report that are currently under implementation by the County. Continued efforts in carrying out these recommendations are critical to support the production and preservation of affordable housing across the County.

- Enhance preservation efforts by implementing a policy and underwriting guidelines specific to portfolio recapitalization transactions (Recommendation 2, 2024).
- 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 (Recommendation 5, 2024).

¹⁰⁷ In 2024, LA County voters approved Measure A—the Affordable Housing, Homelessness Solutions and Prevention Now Measure. In addition to funding homeless services, the initiative will provide LACAHSAs with permanent funding for housing, homelessness prevention, and renter supports via a sales tax increase.

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 (HEARTH 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 (HEARTH 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. $224,428 + 264,017 + 298,389 = 786,834$).

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 number of rental homes that are affordable and available to ELI households are the vacant and affordable homes to DLI and ELI households and 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 374,071 "Cumulative Surplus or Shortfall of Affordable Rental Homes" for ELI households is the difference between the 488,445 households at or below the ELI threshold income and the 114,374 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 housing costs, 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, which includes rent and utilities.

¹ NLIHC. *The Gap*. 2020. Website: <https://reports.nlihc.org/gap>.

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

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.

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 2024 for both new construction and acquisition/rehabilitation.

To collect the cost data essential for this analysis, the California Housing Partnership compiled detailed development cost data from 626 LIHTC developments in Los Angeles County from 2012 to 2024, which represents more than 40 percent 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. When application data was not available, we used TCAC staff reports created for each LIHTC development, which include summary financing data. Throughout this section, we adjust development costs for inflation to 2025 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.

All years represented in the cost analysis refer to the property's LIHTC award year.

Appendix B: Full Data Findings, Section 1

Gap Analysis

TABLE A: NUMBER OF LOS ANGELES COUNTY HOUSEHOLDS BY HOUSING TENURE (2005-2023)

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
2023	1,883,168	1,567,302	3,450,470

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2005-2023.

*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 (2014-2023)

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
2023	224,428	264,017	298,389	387,379	336,433	372,553	1,883,199

Source: California Housing Partnership analysis of 2014-2023 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 (2014-2023)

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%
2023	528,152	28%	423,930	23%	345,037	18%	586,049	31%

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2014-2023.

*Represents the percentage of households the age group comprises of all households.

TABLE D: CHANGE IN LOS ANGELES COUNTY RENTER HOUSEHOLDS BY RACE & ETHNICITY* (2010-2023)

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
2023	250,696	224,343	808,676	788,937	526,221

Source: U.S. Census Bureau American Community Survey, 1-year estimates, table ID: S2502, 2010-2023.

*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, and white include households reporting only one race. Householders who identify their origin as Hispanic or Latino may be of any race except white.

TABLE E: INCOME DISTRIBUTION OF RENTER HOUSEHOLDS BY RACE & ETHNICITY* (2023)

Year	Asian Pacific Islander	Black	Latinx	Other Race	White
DLI	14%	20%	10%	13%	11%
ELI	15%	16%	15%	10%	12%
VLI	12%	16%	21%	12%	11%
LI	17%	18%	26%	17%	15%
Moderate	18%	16%	17%	20%	19%
Above Moderate	24%	14%	11%	28%	32%

Source: California Housing Partnership analysis of 2023 1-year ACS PUMS data with HUD income levels, plus the DLI income group.

*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, and white include households reporting only one race. Householders who identify their origin as Hispanic or Latino may be of any race except white.

TABLE F: LOS ANGELES COUNTY RENTAL HOMES AFFORDABLE AND OCCUPIED BY EACH INCOME GROUP (2023)

Rental Homes Affordable to Income Group	Vacant	Ocupied by DLI	Ocupied by ELI	Ocupied by VLI	Ocupied by LI	Ocupied by Moderate	Ocupied by Above Moderate	Total
Affordable to DLI	3,190	35,562	22,965	8,573	8,866	6,132	7,226	92,514
Affordable to ELI	1,872	24,049	26,736	12,077	6,539	5,218	4,455	80,946
Affordable to VLI	7,716	38,046	58,965	61,416	51,421	27,569	16,343	261,476
Affordable to LI	28,062	76,199	108,393	151,277	191,325	142,398	85,215	782,869
Affordable to Moderate	31,294	34,981	39,060	55,796	112,428	123,542	161,705	558,806
Affordable to Above Moderate	16,415	15,591	7,898	9,250	16,800	31,574	97,609	195,137
Total	88,549	224,428	264,017	298,389	387,379	336,433	372,553	1,971,748

Source: California Housing Partnership analysis of 2014-2023 1-year ACS PUMS data with HUD income levels, plus the DLI income group. Methodology was adapted from NLIHC gap methodology.

TABLE G: DETAILED GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2023)

	DLI	ELI	VLI	LI	Moderate	Above Moderate
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%

TABLE G CONTINUED: DETAILED GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2023)

	DLI	ELI	VLI	LI	Moderate	Above Moderate	
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%
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%

TABLE G CONTINUED: DETAILED GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2023)

	DLI	ELI	VLI	LI	Moderate	Above Moderate	
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%
2021	All Households at or Below Threshold Income	261,900	526,027	844,788	1,195,993	1,493,306	1,805,629
	Rental Homes "Affordable & Available" to Income Group and Below	46,655	117,545	323,192	995,251	1,515,695	1,901,111
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-215,245	-408,482	-521,596	-200,742	22,389	95,482
	% 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
	Rental Homes "Affordable & Available" to Income Group and Below	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%
2023	All Households at or Below Threshold Income	224,428	488,445	786,834	1,174,213	1,510,646	1,883,199
	Rental Homes "Affordable & Available" to Income Group and Below	38,752	114,374	301,167	923,249	1,501,667	1,971,748
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-185,676	-374,071	-485,667	-250,964	-8,979	88,549
	% of Homes Affordable but Unavailable**	58%	34%	31%	24%	15%	0%

Source: California Housing Partnership analysis of 2014-2023 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 H: DETAILED GAP ANALYSIS FOR RENTER HOUSEHOLDS BY INCOME GROUP AND SD (2023)

	DLI	ELI	VLI	LI	Moderate	Above Moderate	
SD 1	All Households at or Below Threshold Income	41,782	98,968	156,058	215,513	263,247	314,610
	Rental Homes "Affordable & Available" to Income Group and Below	9,128	31,751	76,974	181,511	262,571	327,394
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-32,654	-67,217	-79,084	-34,001	-676	12,785
	% of Homes Affordable but Unavailable**	59%	28%	28%	21%	13%	0%
SD 2	All Households at or Below Threshold Income	61,129	137,018	226,683	328,629	403,564	495,497
	Rental Homes "Affordable & Available" to Income Group and Below	8,864	29,401	92,345	278,925	401,667	517,452
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-52,265	-107,617	-134,338	-49,705	-1,896	21,955
	% of Homes Affordable but Unavailable**	62%	36%	30%	20%	14%	0%
SD 3	All Households at or Below Threshold Income	33,555	74,806	123,055	179,935	244,652	334,894
	Rental Homes "Affordable & Available" to Income Group and Below	4,380	13,362	35,169	115,920	233,094	351,768
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-29,175	-61,444	-87,886	-64,015	-11,559	16,874
	% of Homes Affordable but Unavailable**	67%	39%	32%	29%	20%	0%
SD 4	All Households at or Below Threshold Income	23,551	53,486	91,778	149,801	198,195	240,874
	Rental Homes "Affordable & Available" to Income Group and Below	3,835	11,316	28,785	121,074	201,708	250,342
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-19,716	-42,170	-62,993	-28,727	3,513	9,468
	% of Homes Affordable but Unavailable**	63%	36%	34%	28%	15%	0%
SD 5	All Households at or Below Threshold Income	53,579	121,401	193,427	294,333	382,543	486,225
	Rental Homes "Affordable & Available" to Income Group and Below	8,541	28,867	67,672	220,436	382,465	506,879
	Cumulative Surplus or Shortfall of Affordable Rental Homes*	-45,037	-92,534	-125,755	-73,897	-79	20,654
	% of Homes Affordable but Unavailable**	65%	35%	31%	27%	18%	0%

Source: California Housing Partnership analysis of 2023 and 2023 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 I: LOS ANGELES COUNTY COST BURDEN ANALYSIS FOR RENTER HOUSEHOLDS (2023)

Income Group	Total Households	Not Cost Burdened		Moderately Cost Burdened*		Severely Cost Burdened*	
		#	%	#	%	#	%
DLI	224,428	13,981	6%	17,500	8%	192,947	86%
ELI	264,017	28,718	11%	43,365	16%	191,934	73%
VLI	298,389	49,970	17%	119,593	40%	128,826	43%
LI	387,379	158,451	41%	178,829	46%	50,099	13%
Moderate	336,433	236,593	70%	85,601	26%	14,239	4%
Above Moderate	372,553	345,268	92%	25,119	7%	2,166	1%
All Income Groups	1,883,199	832,981	44%	470,007	25%	580,211	31%

Source: California Housing Partnership analysis of 2023 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 YEAR (2014-2023)

		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%

TABLE J CONTINUED: PERCENTAGE OF COST BURDENED* RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2023)

		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%
2023	Not Cost Burdened	6%	11%	17%	41%	70%	93%
	Moderately Cost Burdened	8%	16%	40%	46%	26%	7%
	Severely Cost Burdened	86%	73%	43%	13%	4%	0.6%

Source: California Housing Partnership analysis of 2014-2023 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 K: PERCENTAGE OF COST BURDENED* RENTER HOUSEHOLDS BY INCOME GROUP AND SD (2023)

		DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
SD 1	Not Cost Burdened	11%	17%	22%	52%	76%	94%	45%
	Moderately Cost Burdened	8%	25%	44%	37%	21%	6%	25%
	Severely Cost Burdened	81%	58%	34%	11%	3%	0.2%	30%
SD 2	Not Cost Burdened	5%	11%	19%	51%	70%	91%	44%
	Moderately Cost Burdened	7%	19%	44%	40%	26%	8%	25%
	Severely Cost Burdened	88%	70%	37%	9%	4%	1%	31%
SD 3	Not Cost Burdened	3%	10%	13%	33%	60%	91%	45%
	Moderately Cost Burdened	4%	11%	35%	46%	34%	8%	23%
	Severely Cost Burdened	93%	79%	52%	21%	6%	1%	32%
SD 4	Not Cost Burdened	8%	12%	12%	42%	78%	95%	47%
	Moderately Cost Burdened	6%	13%	43%	49%	21%	5%	26%
	Severely Cost Burdened	86%	75%	45%	9%	1%	0.2%	27%
SD 5	Not Cost Burdened	6%	12%	15%	34%	72%	94%	45%
	Moderately Cost Burdened	6%	13%	33%	53%	25%	5%	24%
	Severely Cost Burdened	88%	75%	52%	13%	3%	1%	31%

Source: California Housing Partnership analysis of 2022 and 2023 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 L: LOS ANGELES COUNTY OVERCROWDING ANALYSIS* FOR RENTER HOUSEHOLDS (2023)

Income Group	Total Households	Not Overcrowded		Overcrowded		Severely Overcrowded**	
		#	%	#	%	#	%
DLI	224,428	188,882	84%	29,040	13%	6,506	3%
ELI	264,017	202,403	77%	49,584	19%	12,030	4%
VLI	298,389	218,279	73%	65,195	22%	14,915	5%
LI	387,379	281,313	72%	87,966	23%	18,100	5%
Moderate	336,433	262,490	78%	62,199	18%	11,744	4%
Above Moderate	372,553	316,998	85%	48,196	13%	7,359	2%
All Income Groups	1,883,199	1,470,365	78%	342,180	18%	70,654	4%

Source: California Housing Partnership analysis of 2023 1-year ACS PUMS data with HUD income levels, plus the DLI income group.

*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 YEAR (2014-2023)

		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%
2016	Not Overcrowded	80%	70%	65%	68%	75%	84%
	Overcrowded	20%	30%	35%	32%	25%	16%
	Severely Overcrowded**	4%	5%	6%	5%	3%	2%

TABLE M CONTINUED: PERCENTAGE OF OVERCROWDED* RENTER HOUSEHOLDS BY INCOME GROUP AND YEAR (2014-2023)

		DLI	ELI	VLI	LI	Moderate	Above Moderate
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%
2023	Not Overcrowded	84%	77%	73%	73%	78%	85%
	Overcrowded	13%	19%	22%	23%	18%	13%
	Severely Overcrowded**	3%	5%	5%	5%	3%	2%

Source: California Housing Partnership analysis of 2014-2023 1-year ACS PUMS data with HUD income levels, plus the DLI income group.

*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: PERCENTAGE OF OVERCROWDED* RENTER HOUSEHOLDS BY INCOME GROUP AND SD (2023)

		DLI	ELI	VLI	LI	Moderate	Above Moderate	Total
SD 1	Not Overcrowded	81%	72%	75%	65%	73%	80%	74%
	Overcrowded	19%	28%	25%	35%	27%	20%	26%
	Severely Overcrowded**	4%	8%	5%	5%	5%	4%	5%
SD 2	Not Overcrowded	86%	76%	71%	72%	74%	86%	77%
	Overcrowded	14%	24%	29%	28%	26%	14%	23%
	Severely Overcrowded**	3%	4%	7%	5%	4%	2%	4%
SD 3	Not Overcrowded	86%	77%	72%	77%	84%	86%	81%
	Overcrowded	14%	23%	28%	23%	16%	14%	19%
	Severely Overcrowded**	3%	4%	7%	5%	3%	1%	4%
SD 4	Not Overcrowded	84%	72%	69%	71%	75%	81%	75%
	Overcrowded	16%	28%	31%	29%	25%	19%	25%
	Severely Overcrowded**	3%	4%	4%	6%	2%	4%	4%
SD 5	Not Overcrowded	85%	83%	78%	76%	81%	88%	82%
	Overcrowded	15%	17%	22%	24%	19%	12%	18%
	Severely Overcrowded**	2%	3%	3%	3%	3%	1%	2%

Source: California Housing Partnership analysis of 2022 and 2023 1-year ACS PUMS data with HUD income levels, plus the DLI income group.

*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.

Cost Housing Need During the Pandemic and Recovery

TABLE O: SHARE OF RENTERS* WHO ARE NOT CAUGHT UP ON RENT PAYMENTS**
(MAY 2020 – SEPT 2024)

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%
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%

TABLE O CONTINUED: SHARE OF RENTERS* WHO ARE NOT CAUGHT UP ON RENT PAYMENTS** (MAY 2020 – SEPT 2024)

Month	All Renters	Less than \$75K	More than \$75K	Asian	Black	Latinx	White	Two or more races	Male	Female
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%
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%
Jan 2024	11%	14%	2%	19%	5%	14%	4%	7%	15%	7%
Feb 2024	8%	11%	2%	13%	20%	7%	4%	15%	13%	5%
Mar 2024	12%	16%	4%	5%	23%	15%	7%	3%	11%	13%

TABLE O CONTINUED: SHARE OF RENTERS* WHO ARE NOT CAUGHT UP ON RENT PAYMENTS** (MAY 2020 – SEPT 2024)

Month	All Renters	Less than \$75K	More than \$75K	Asian	Black	Latinx	White	Two or more races	Male	Female
Apr 2024	11%	12%	4%	8%	16%	16%	3%	3%	14%	8%
May 2024	13%	17%	6%	17%	21%	13%	7%	24%	9%	17%
June 2024	15%	18%	2%	10%	6%	21%	8%	10%	20%	10%
July 2024	13%	19%	1%	19%	6%	19%	4%	5%	17%	9%
Aug 2024	9%	11%	4%	15%	13%	10%	5%		9%	9%
Sep 2024	15%	19%	8%	22%	34%	15%	10%	4%	10%	19%

Source: California Housing Partnership analysis of Household Pulse Survey data, U.S. Census Bureau, April 23, 2020 – Sept. 16, 2024

*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. The Census Bureau was set to relaunch the Household Pulse Survey as the Household Trends and Outlook Pulse Survey in January 2025. As of April 2025, no data has yet been released.

**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

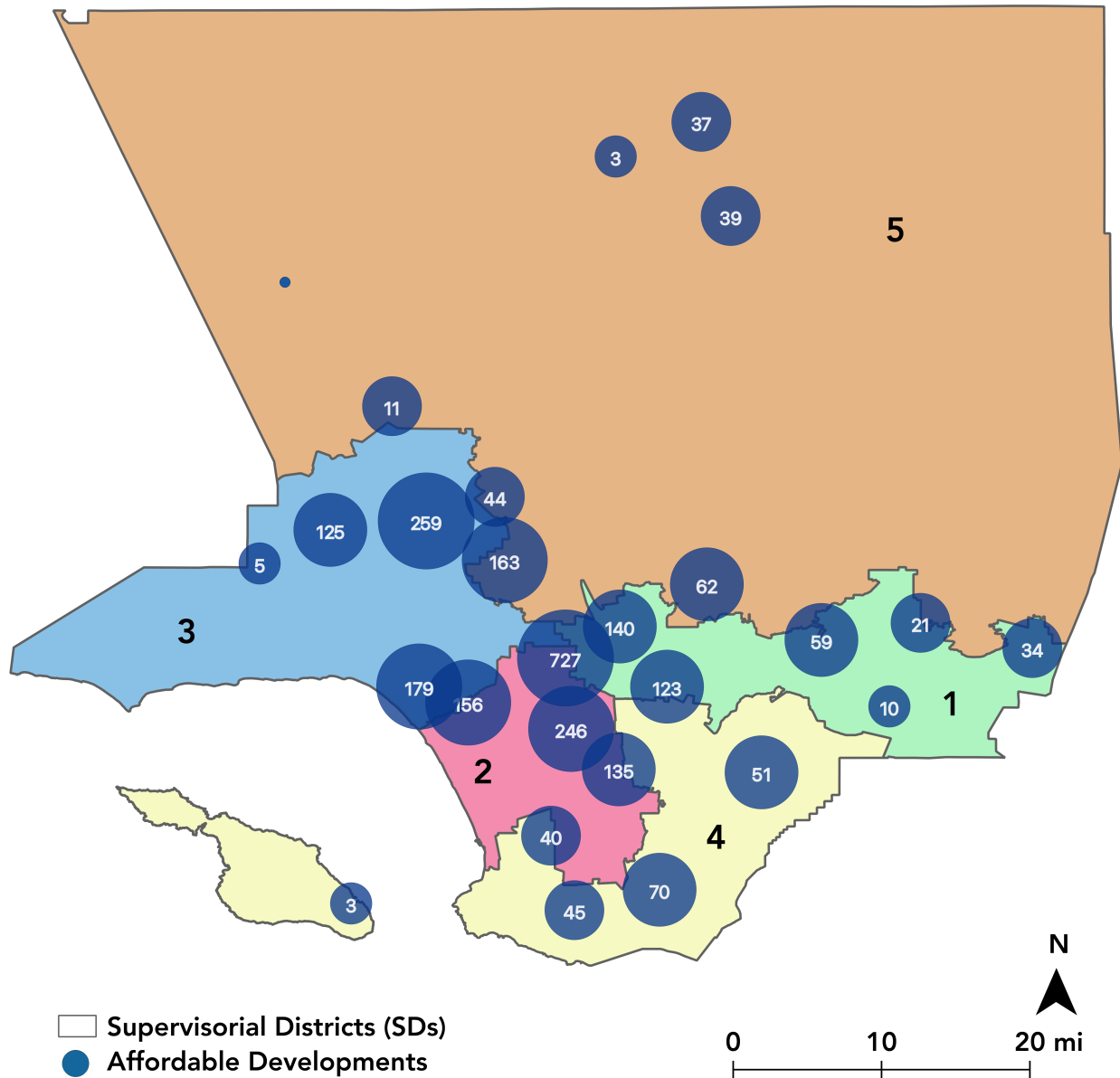


FIGURE B: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 1

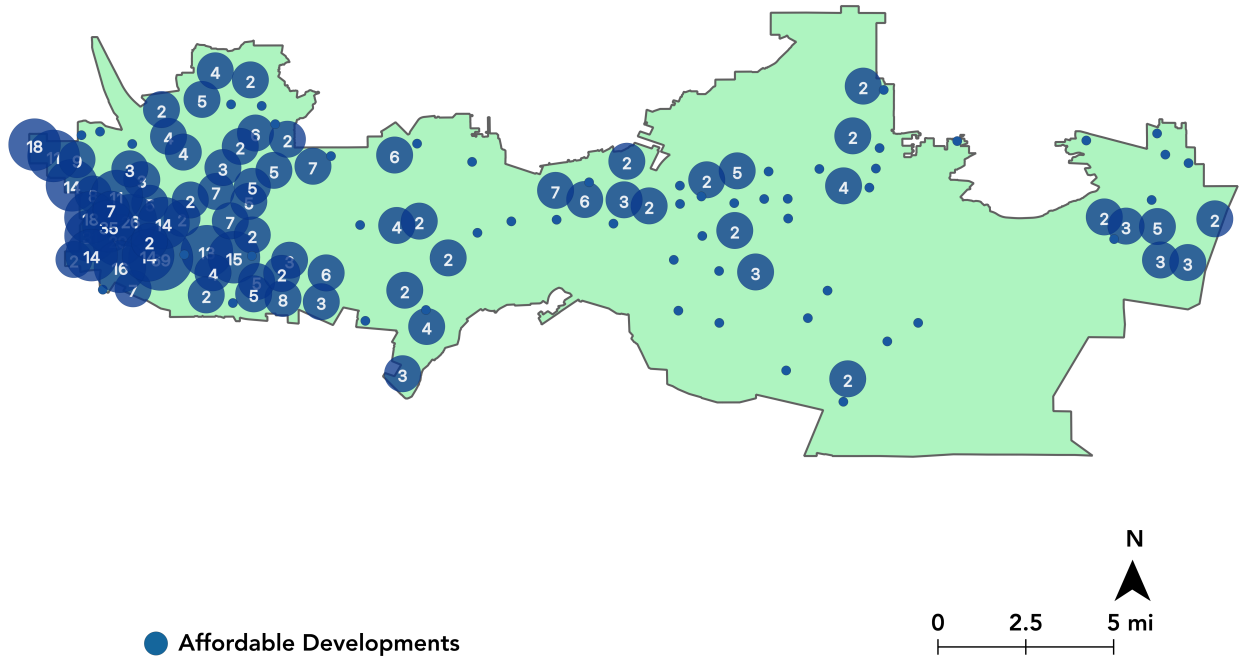


FIGURE C: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 2

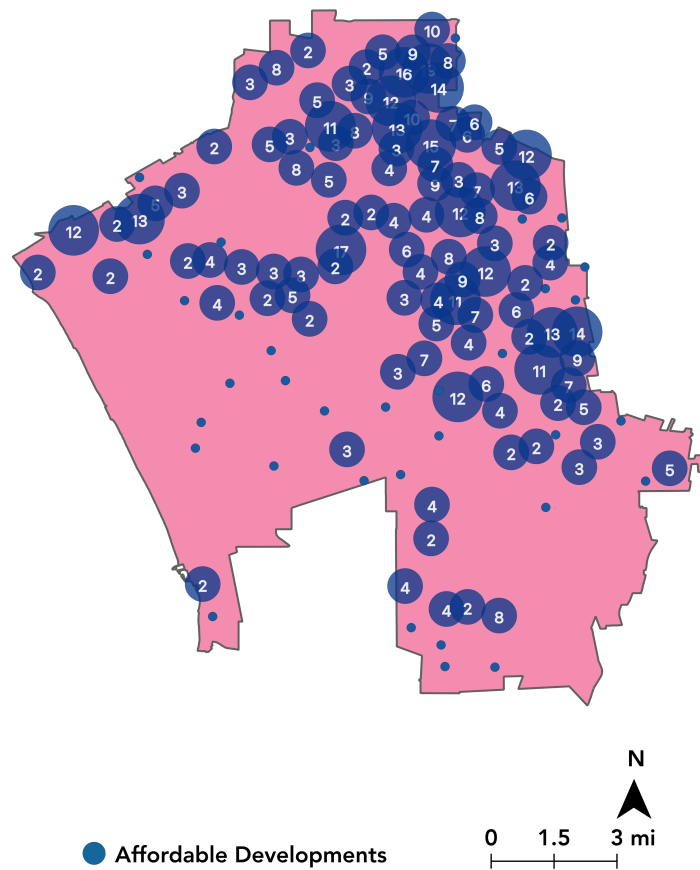


FIGURE D: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 3

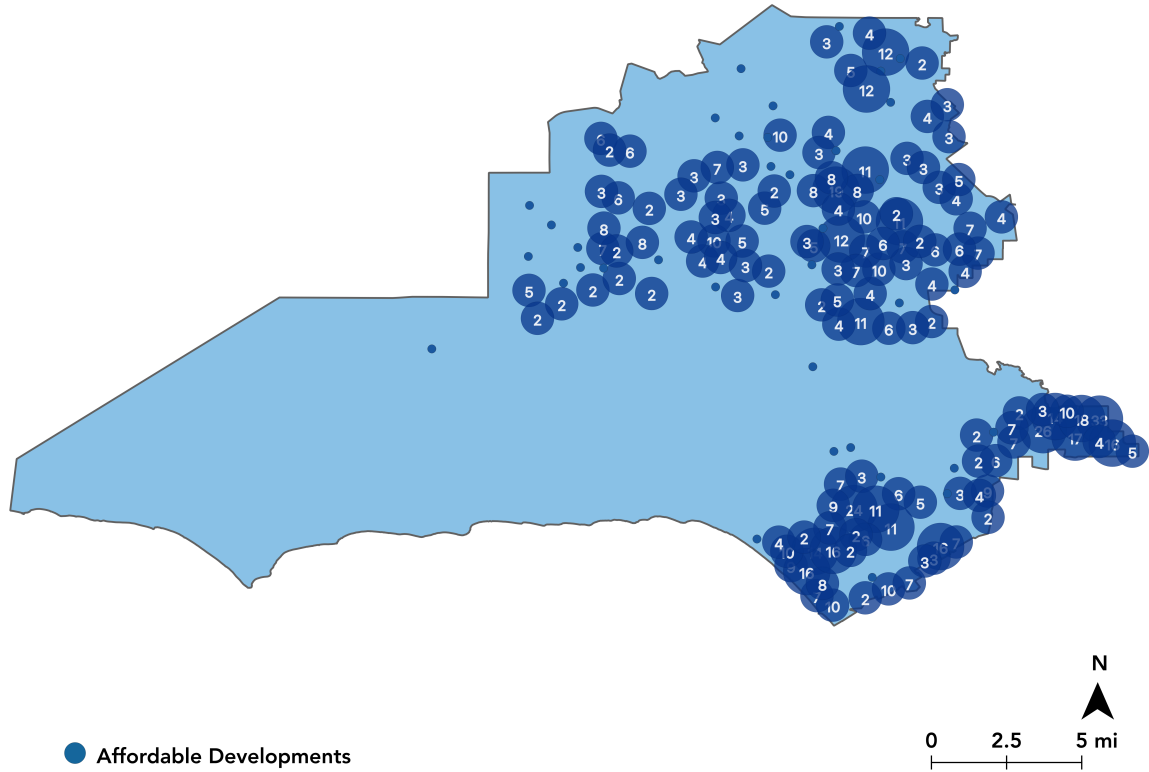


FIGURE E: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 4

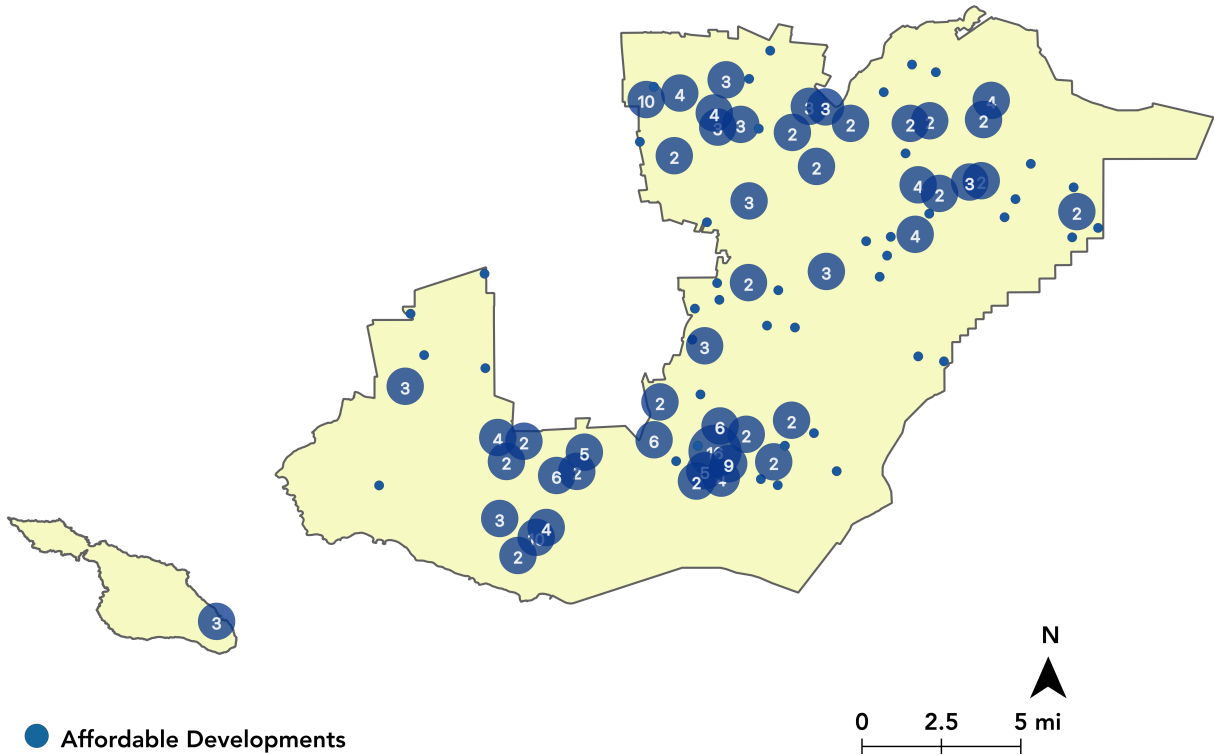


FIGURE F: FEDERAL, STATE, AND COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 5

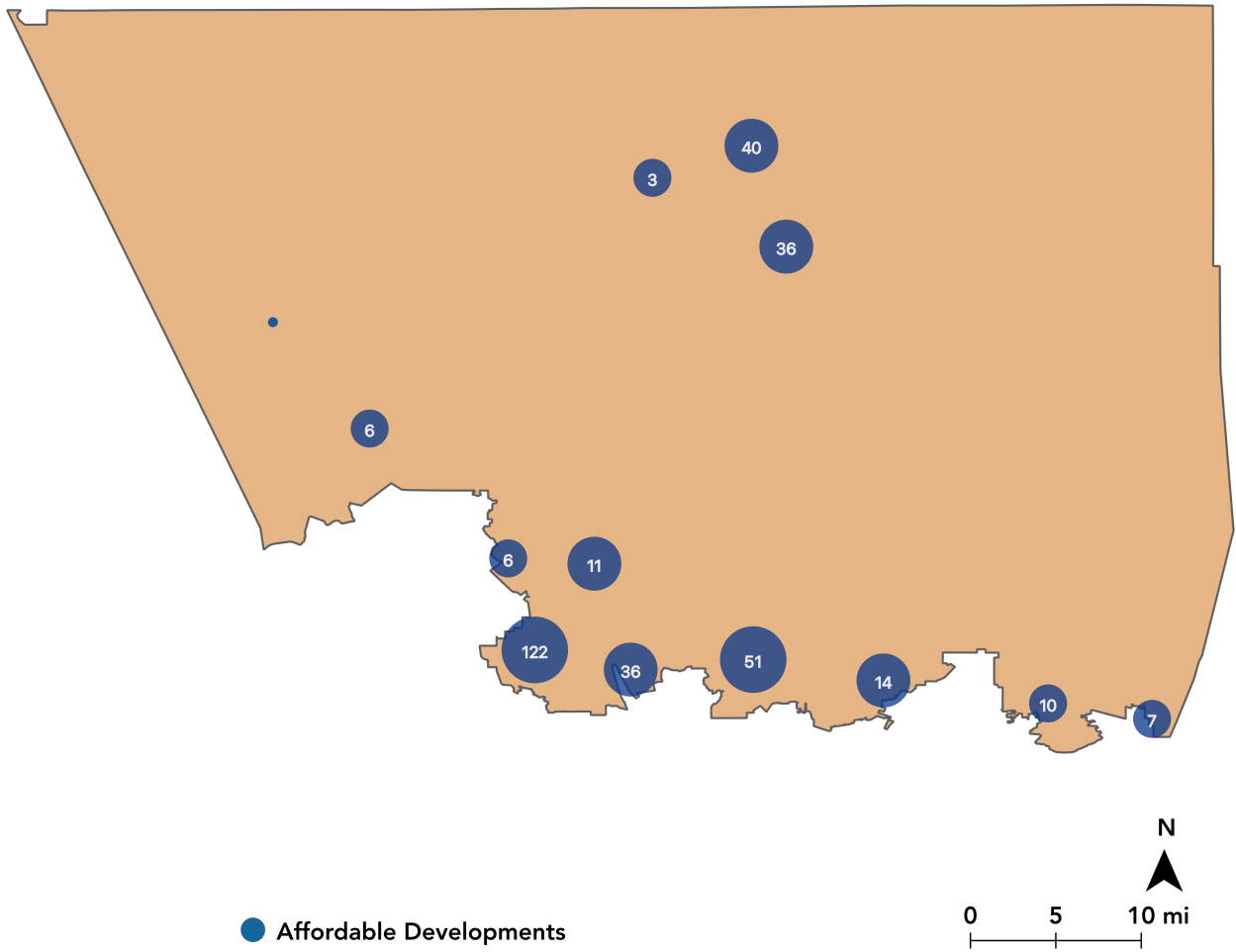


TABLE A: LIHTC DEVELOPMENT IN LOS ANGELES COUNTY (1987-2024)

Year	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	1,821	\$16,234,781	\$4,895,037
1997	34	1,418	\$9,352,778	\$0
1998	31	2,640	\$13,309,462	\$2,202,977
1999	60	3,348	\$16,297,247	\$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	\$24,674,608	\$6,318,716
2004	46	3,436	\$29,934,883	\$7,656,436
2005	58	2,306	\$35,949,118	\$0
2006	58	3,229	\$35,226,965	\$21,761,601
2007	41	2,451	\$37,357,306	\$34,231,750
2008	34	3,314	\$32,310,220	\$0
2009	49	3,015	\$32,926,253	\$0
2010	37	2,074	\$32,004,828	\$2,030,750
2011	61	3,471	\$51,227,803	\$26,040,372
2012	42	2,822	\$36,359,397	\$19,102,251
2013	54	3,902	\$48,041,609	\$6,082,297
2014	43	2,749	\$40,572,085	\$10,538,565
2015	46	3,711	\$47,405,579	\$27,137,869

TABLE A CONTINUED: LIHTC DEVELOPMENT IN LOS ANGELES COUNTY (1987-2024)

Year	Developments	Affordable Homes	Annual Federal Credits Awarded*	State Credits Awarded*
2016	88	4,902	\$87,871,218	\$20,456,750
2017	40	2,589	\$54,066,696	\$37,456,581
2018	55	3,308	\$63,392,744	\$29,433,822
2019	60	4,689	\$99,112,066	\$59,468,242
2020	77	6,313	\$123,032,907	\$104,029,686
2021	58	4,761	\$117,486,343	\$129,177,499
2022	32	2,904	\$77,586,073	\$143,818,154
2023	51	3,329	\$112,245,181	\$224,265,506
2024	52	4,977	\$147,771,981	\$165,268,174

Source: California Housing Partnership Preservation Database, April 2025.

*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 (2000-2024)

Year	HUD Affordable Homes	LIHTC Affordable Homes	HCD/CalHFA Affordable Homes	Local Affordable Homes	Total Affordable Homes	% of Total Homes Lost
2000	319	0	0	0	319	5%
2001	75	0	0	0	75	1%
2002	95	75	0	0	169	3%
2003	179	0	0	0	179	3%
2004	99	122	0	0	221	4%
2005	8	961	0	0	969	16%
2006	145	57	0	0	202	3%
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	28	0	0	208	3%
2014	56	0	0	0	56	1%

TABLE B CONTINUED: LOST AFFORDABLE HOMES IN LOS ANGELES COUNTY (1997-2024)

Year	HUD Affordable Homes	LIHTC Affordable Homes	HCD/CalHFA Affordable Homes	Local Affordable Homes	Total Affordable Homes	% of Total Homes Lost
2015	13			4	17	0.3%
2016	0	0	115	446	561	9%
2017	4	130	44	8	186	3%
2018	42	55	20	295	412	7%
2019	5	185	26	246	462	8%
2020	0	122	0	62	184	3%
2021	22	54	1	79	156	3%
2022	21	72	0	291	384	6%
2023	0	124	0	134	258	4%
2024	0	44	63	134	241	4%
Total	1,969	2,042	275	1,704	5,990	100%

Source: California Housing Partnership Preservation Database, April 2025.

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

Year	Developments	Affordable Homes	% of Total Inventory
Very High	66	2,276	2%
High	166	6,374	4%
Moderate	121	5,241	4%
Low	2,469	132,551	90%
All At-Risk	232	8,650	6%
Total	2,822	146,442	100%

Source: California Housing Partnership Preservation Database, April 2025.

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

Year	HUD Affordable Homes*	LIHTC Affordable Homes	HCD/CalHFA Affordable Homes**	Local Affordable Homes
Very High	2,115	0	12	149
High	3,302	1,602	21	1,449
Moderate	3,209	561	51	1,420
Low	12,574	93,387	6,508	19,082
All At-Risk	5,417	1,602	33	1,598
Total	22,200	95,550	6,592	22,100

Source: California Housing Partnership Preservation Database, April 2025.

*'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

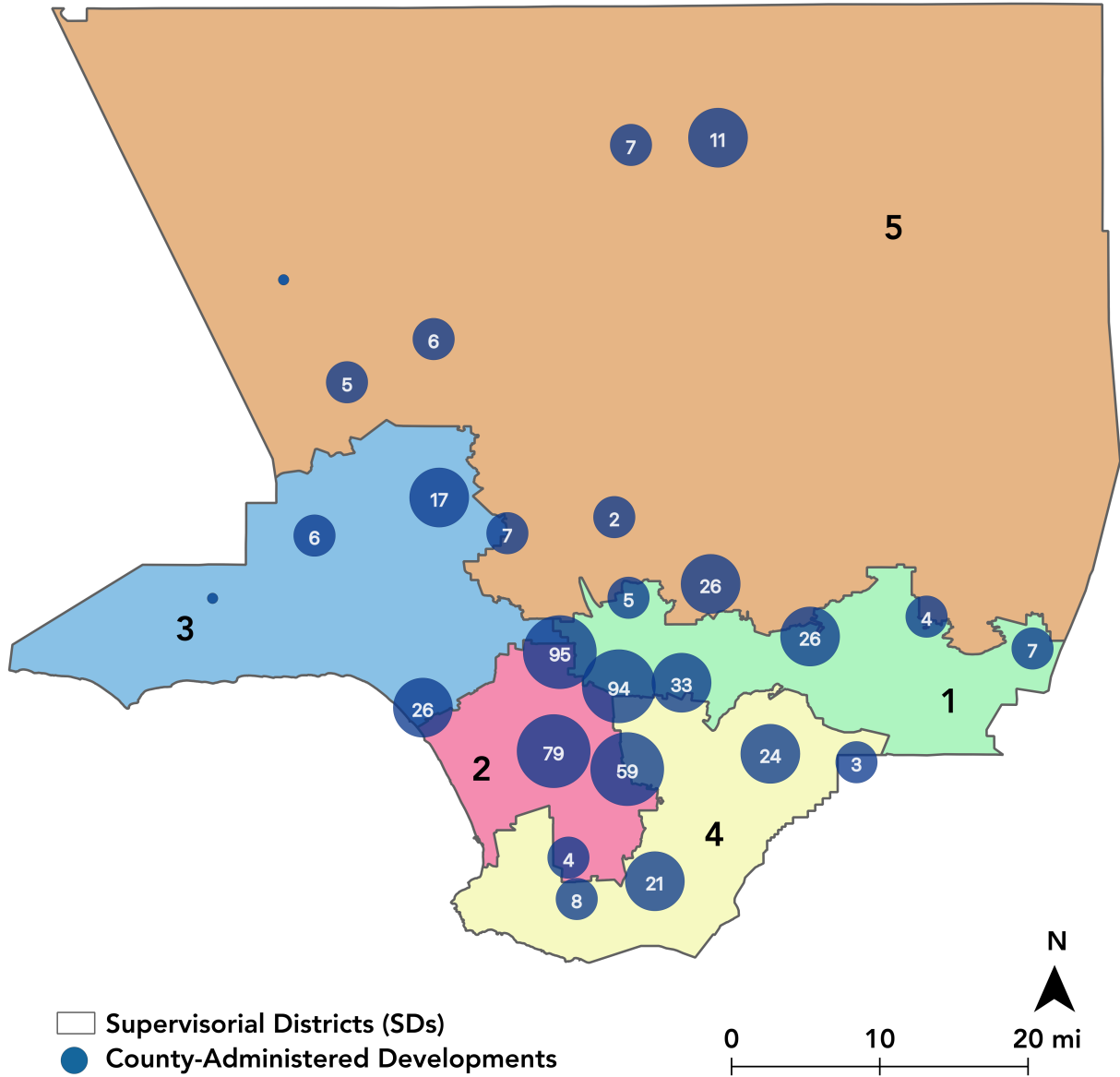


FIGURE B: COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 1

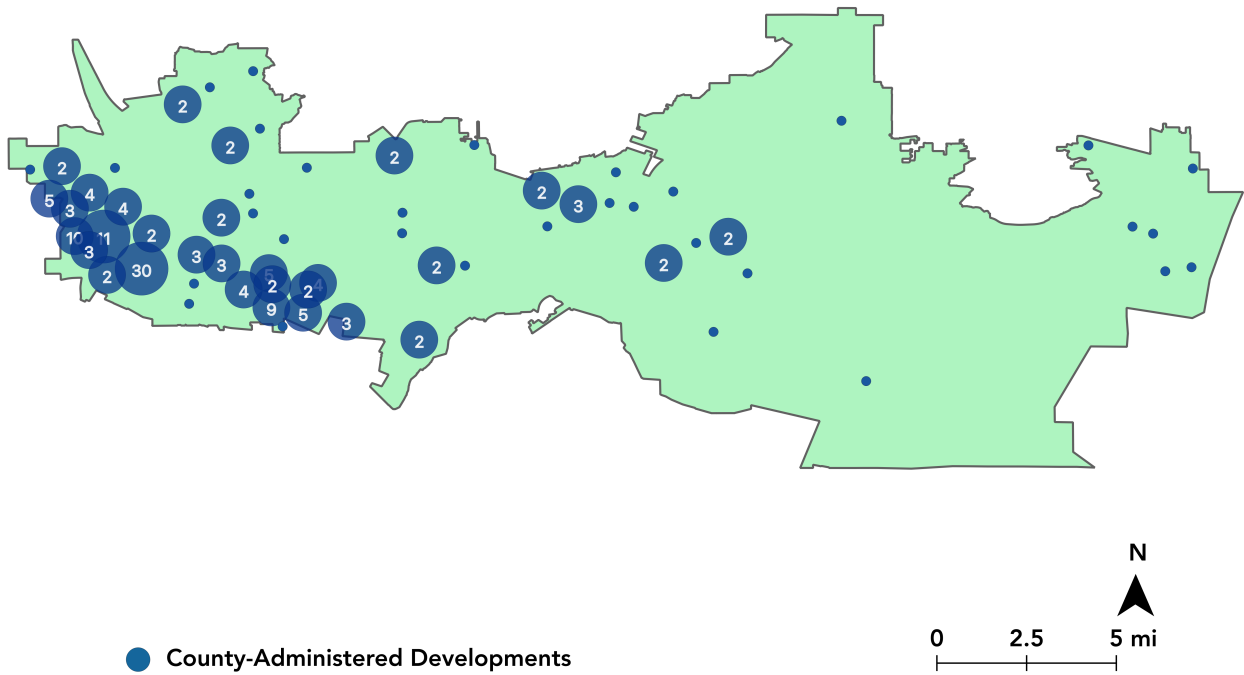


FIGURE C: COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 2

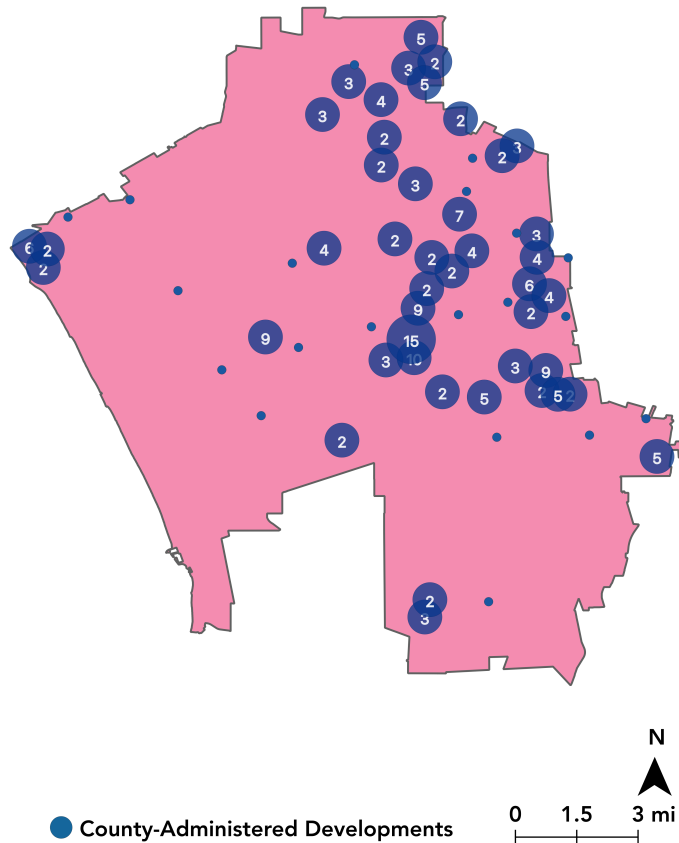


FIGURE D: COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 3

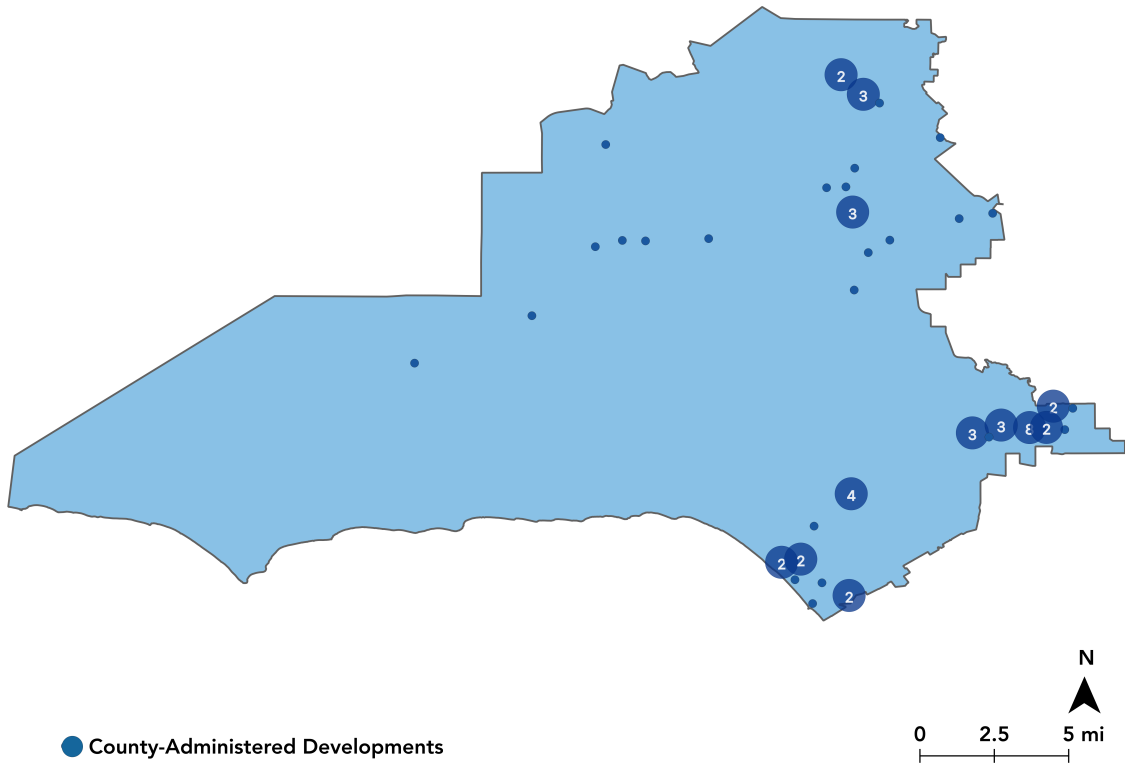


FIGURE E: COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 4

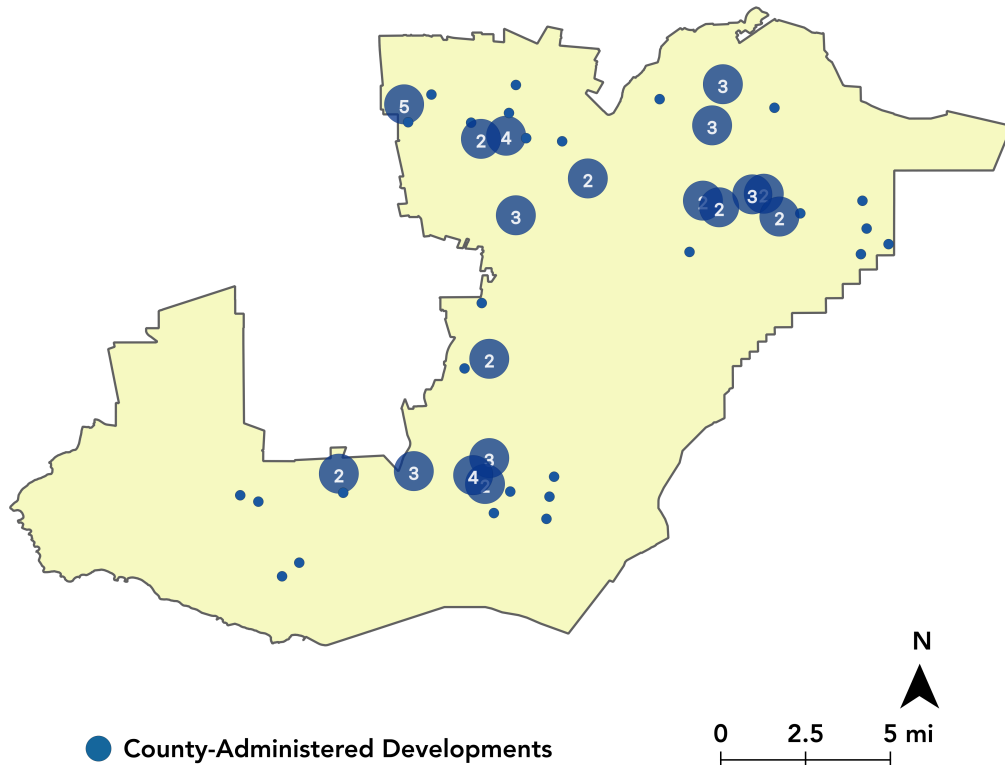
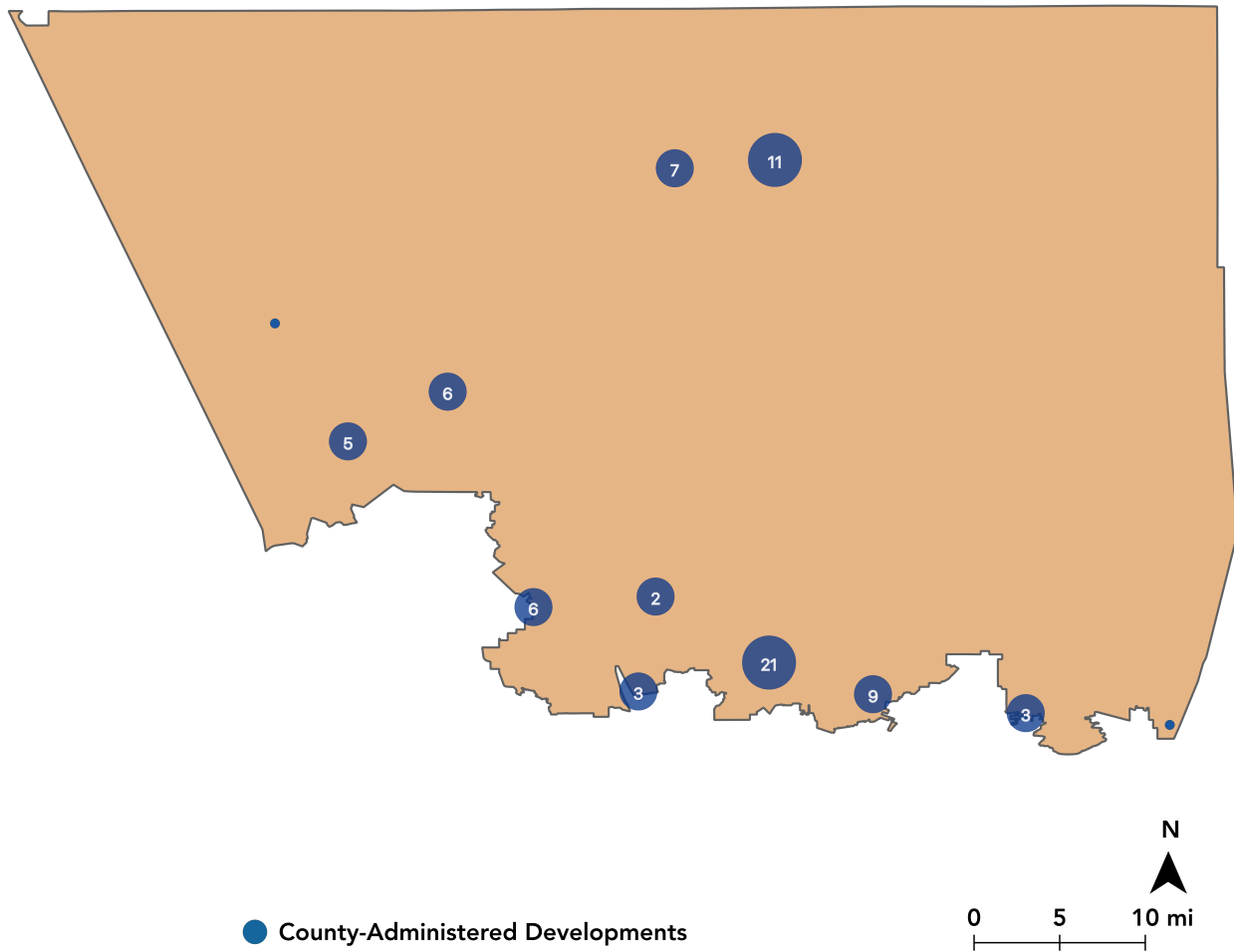


FIGURE F: COUNTY-ADMINISTERED AFFORDABLE HOUSING IN SUPERVISORIAL DISTRICT 5



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

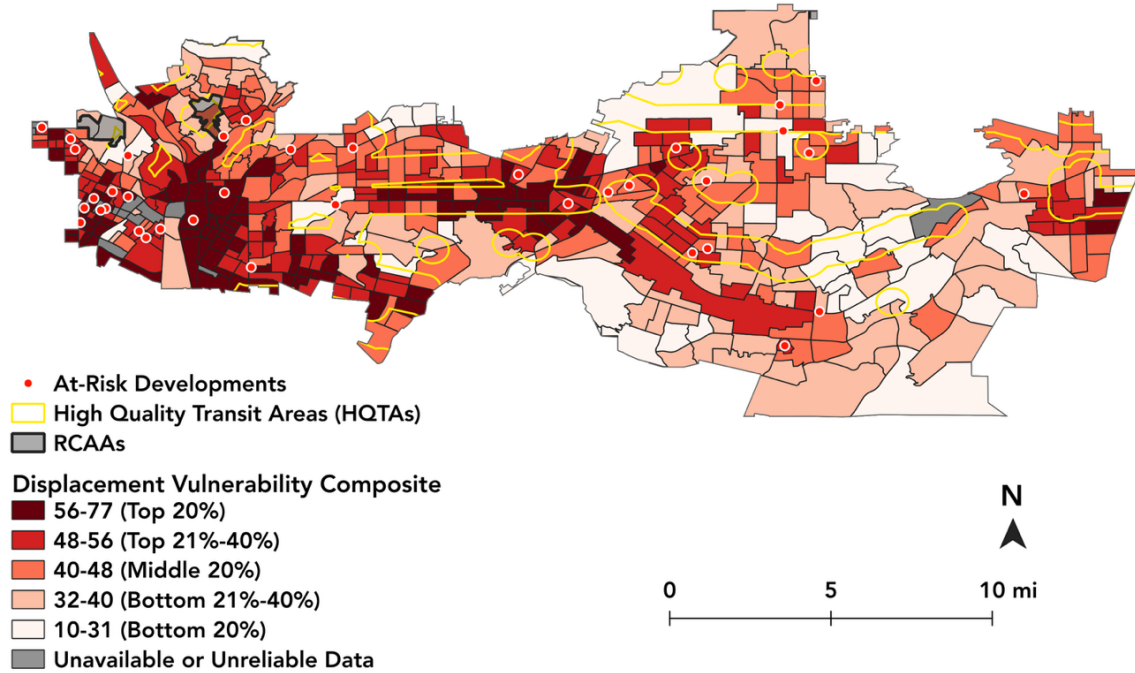


FIGURE B: SUPERVISORIAL DISTRICT 1 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

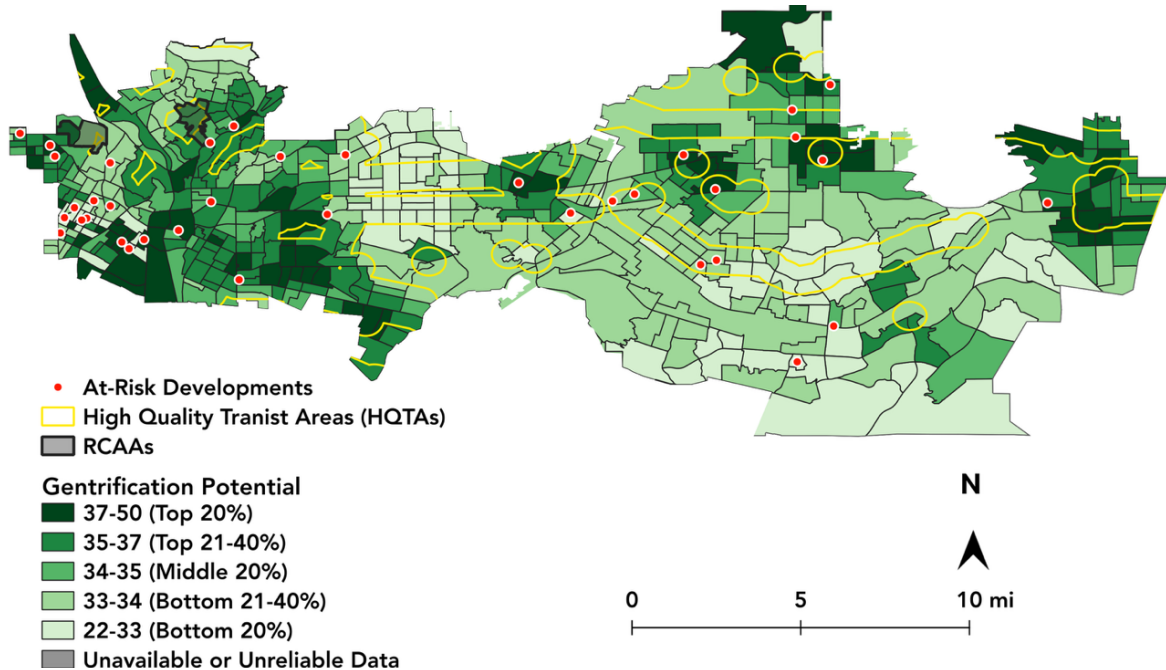


FIGURE C: SUPERVISORIAL DISTRICT 1 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

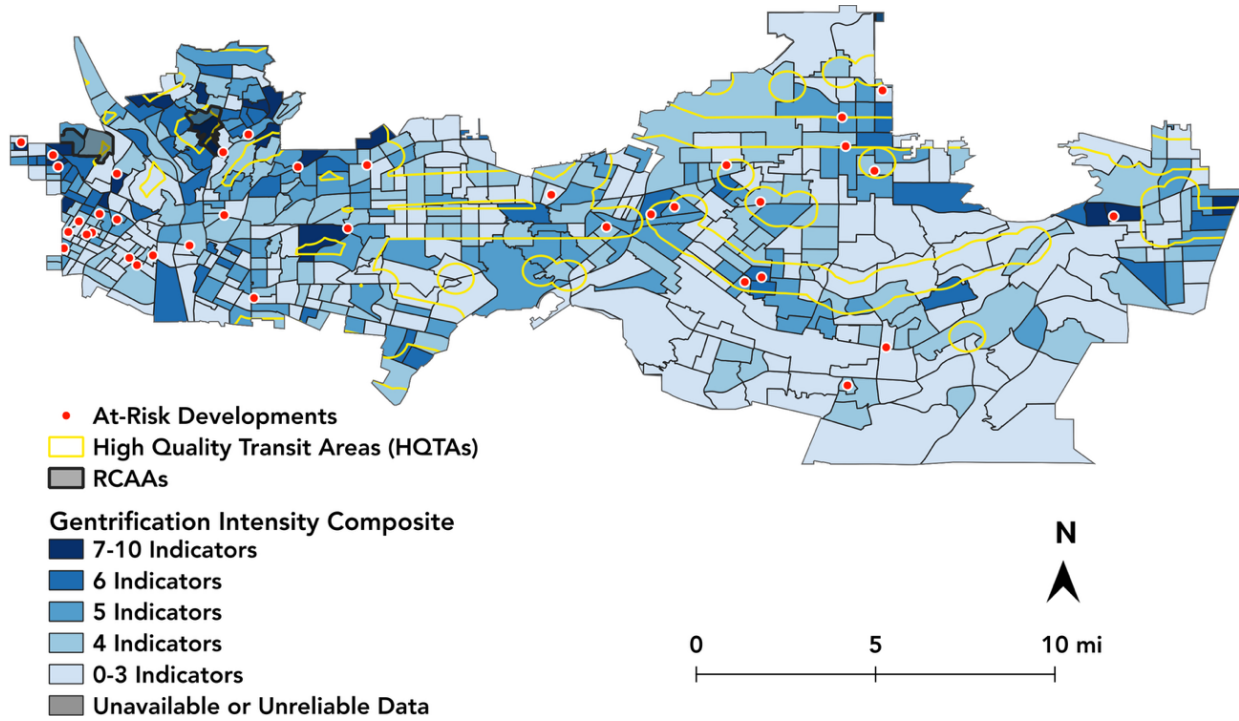


FIGURE D: SUPERVISORIAL DISTRICT 1 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERACTIONS OR RCAAS

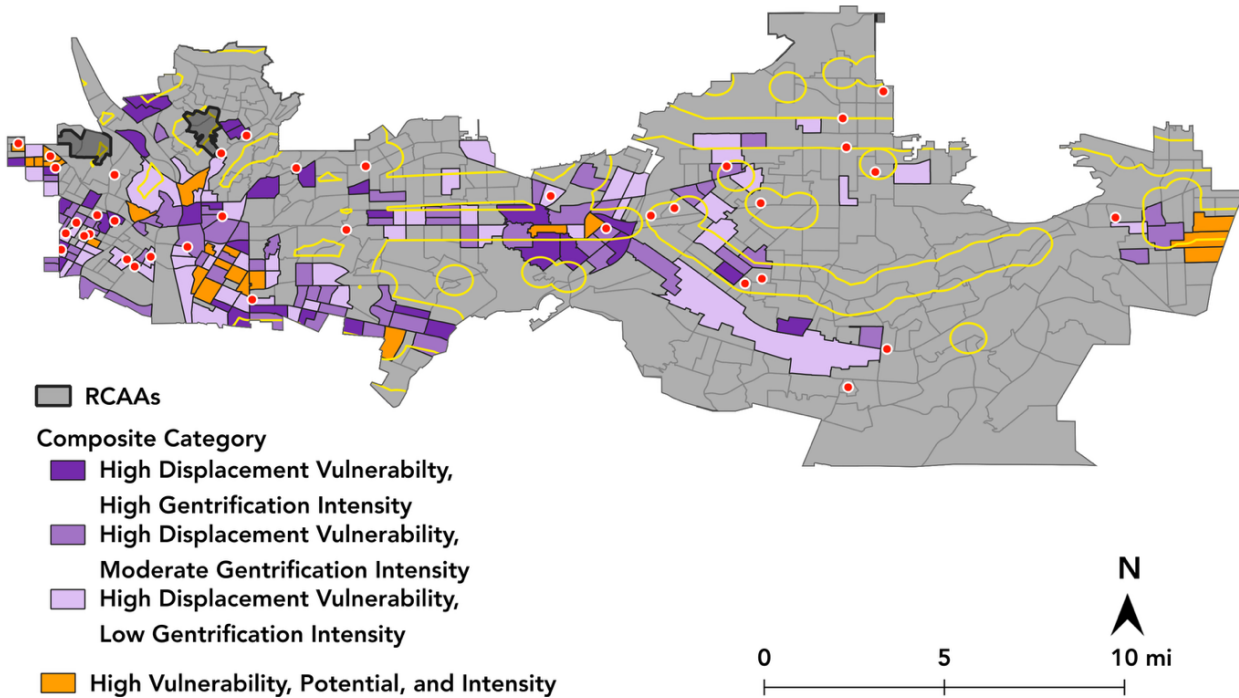


FIGURE E: SUPERVISORIAL DISTRICT 2 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH DISPLACEMENT VULNERABILITY OR RCAAS

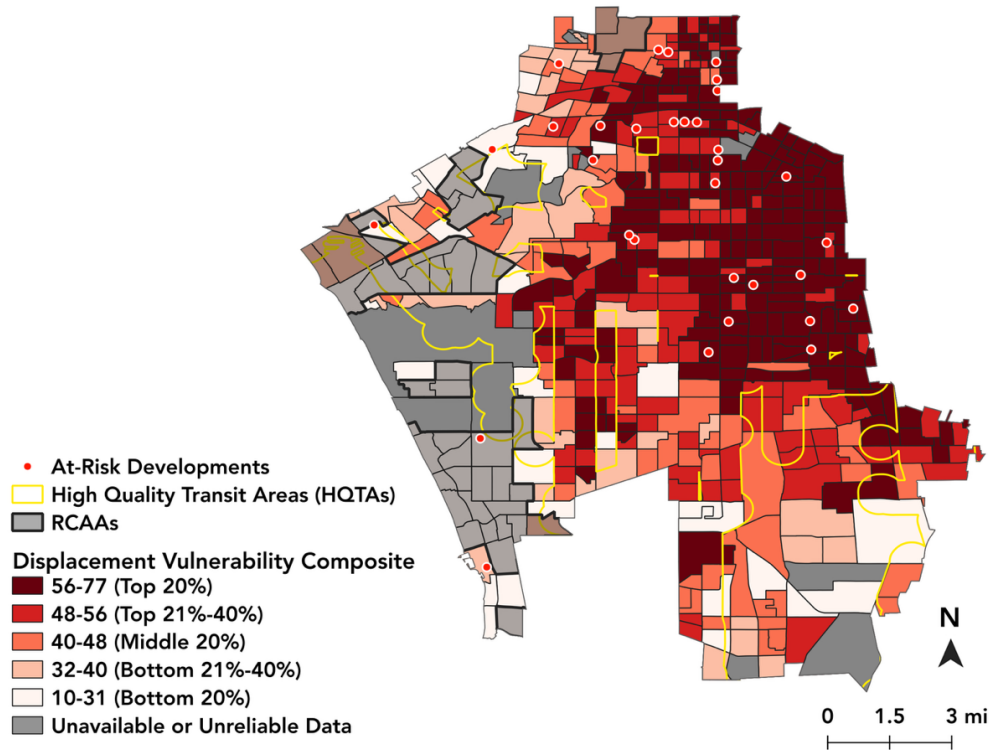


FIGURE F: SUPERVISORIAL DISTRICT 2 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

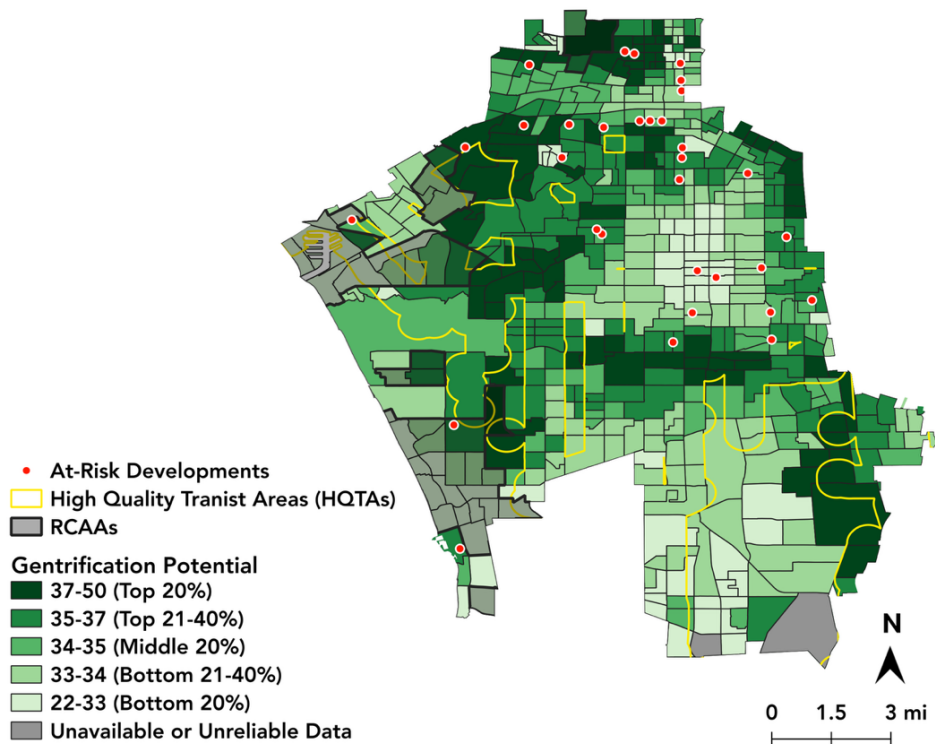


FIGURE G: SUPERVISORIAL DISTRICT 2 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

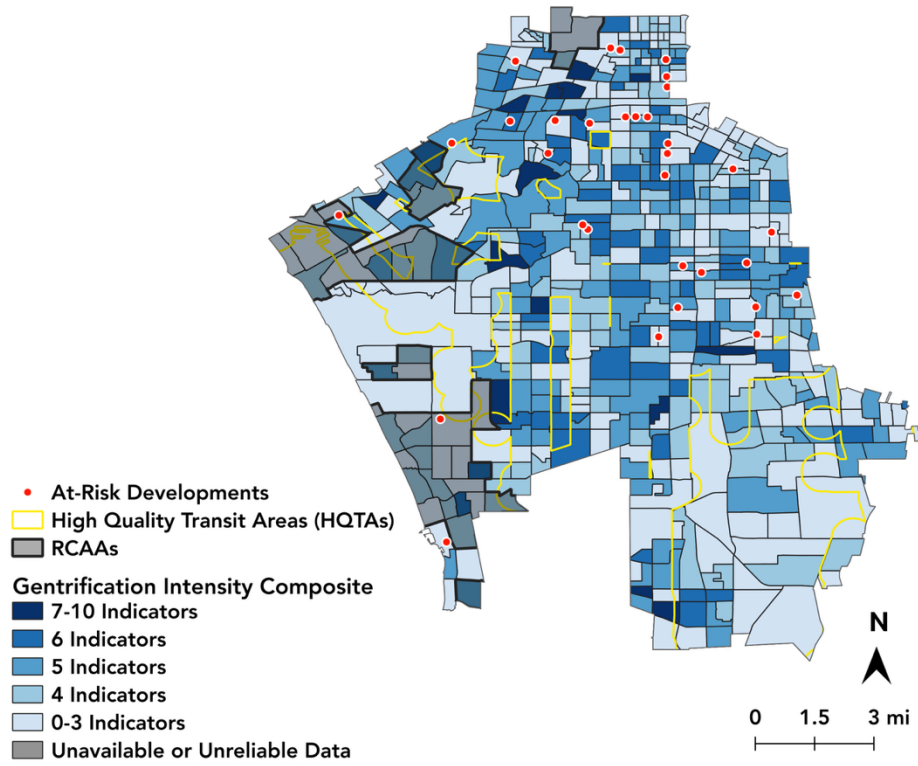


FIGURE H: SUPERVISORIAL DISTRICT 2 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERSECTIONS OR RCAAS

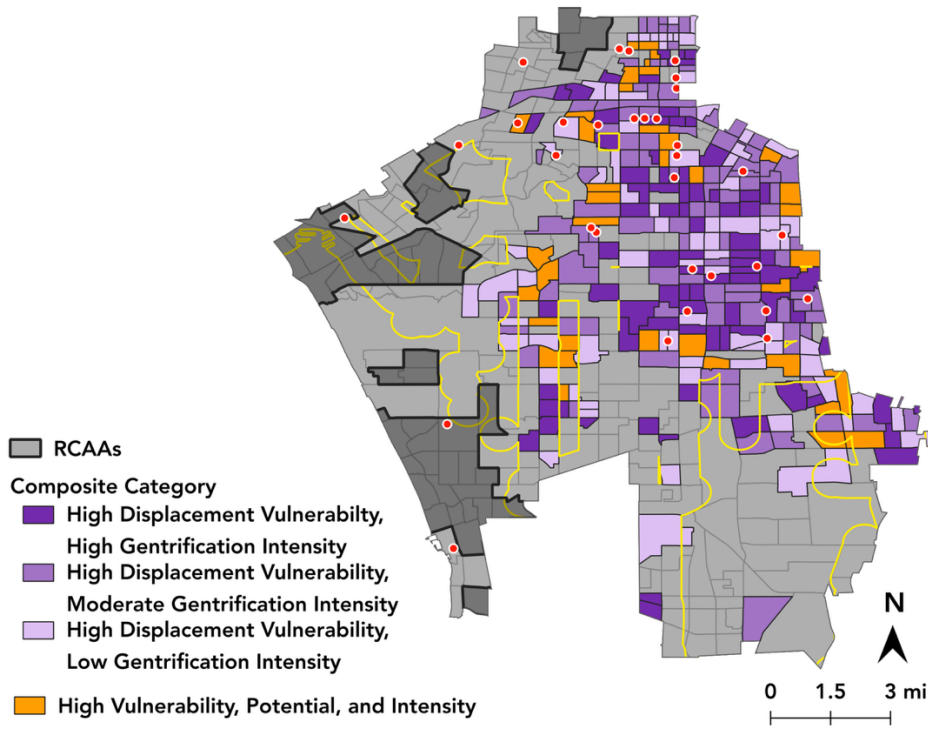


FIGURE I: SUPERVISORIAL DISTRICT 3 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH DISPLACEMENT VULNERABILITY OR RCAAS

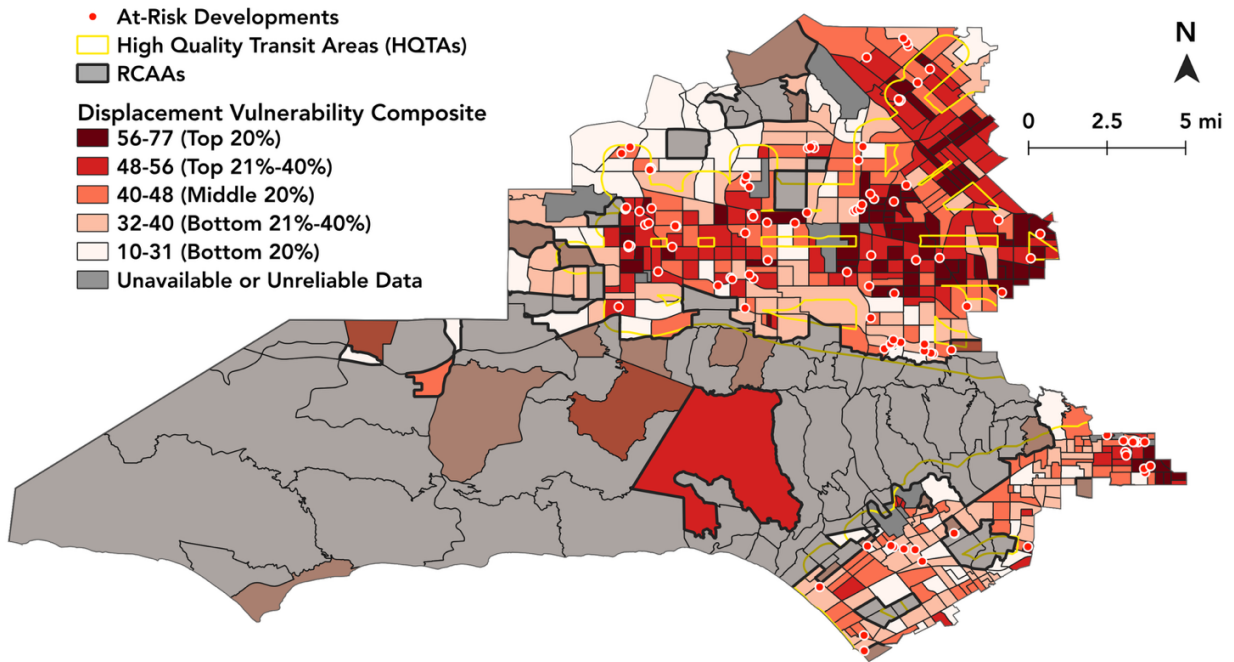


FIGURE J: SUPERVISORIAL DISTRICT 3 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

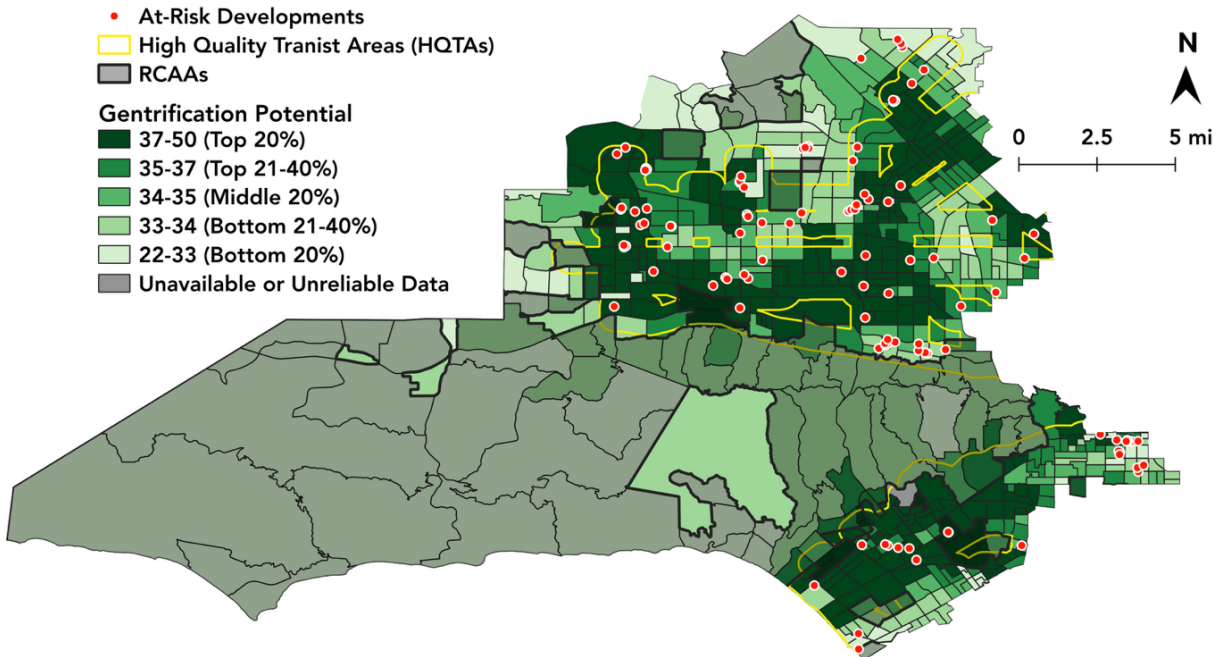


FIGURE K: SUPERVISORIAL DISTRICT 3 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

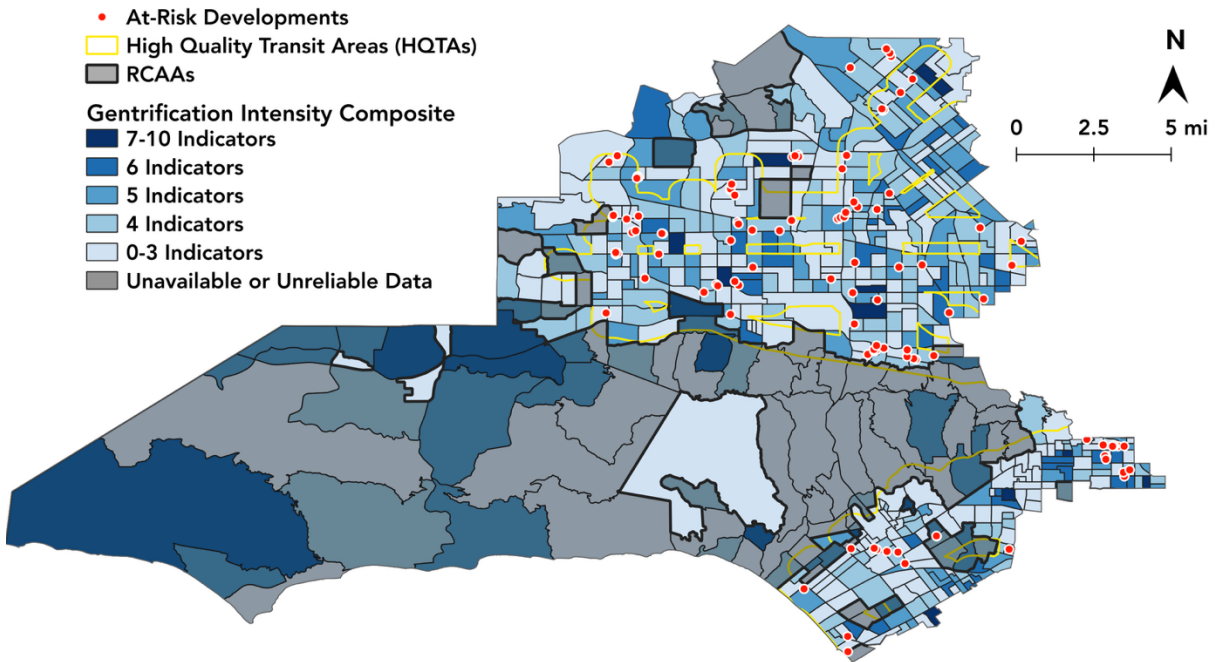


FIGURE L: SUPERVISORIAL DISTRICT 3 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERSECTIONS OR RCAAS

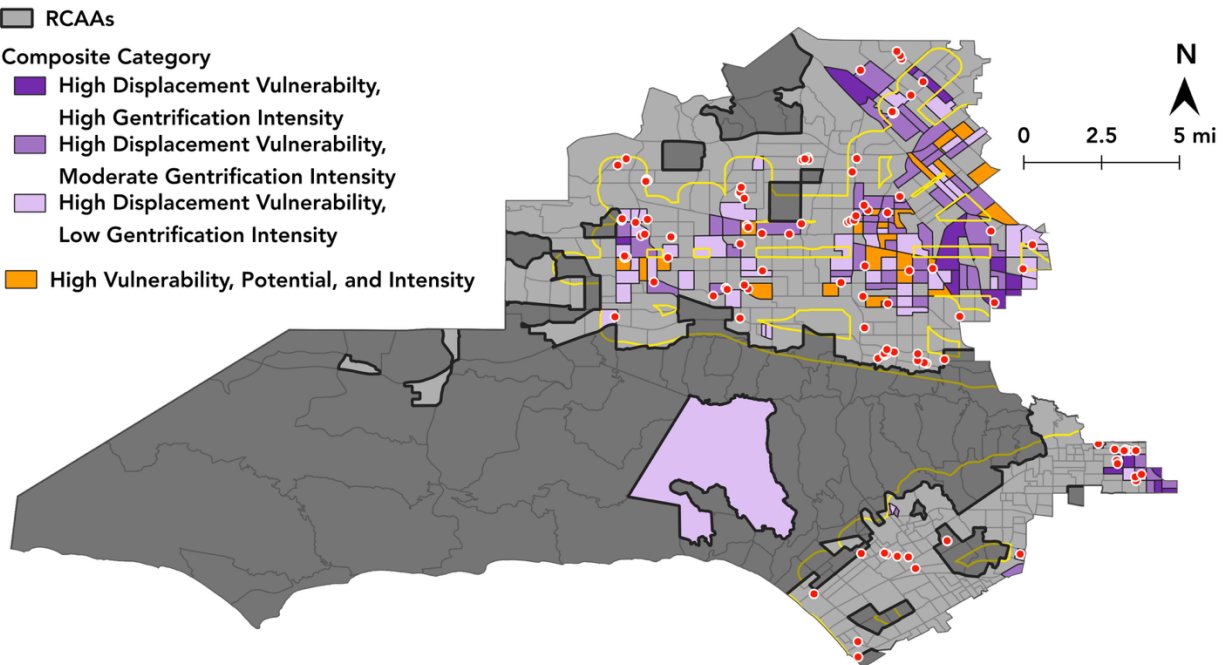


FIGURE M: SUPERVISORIAL DISTRICT 4 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH DISPLACEMENT VULNERABILITY OR RCAAS

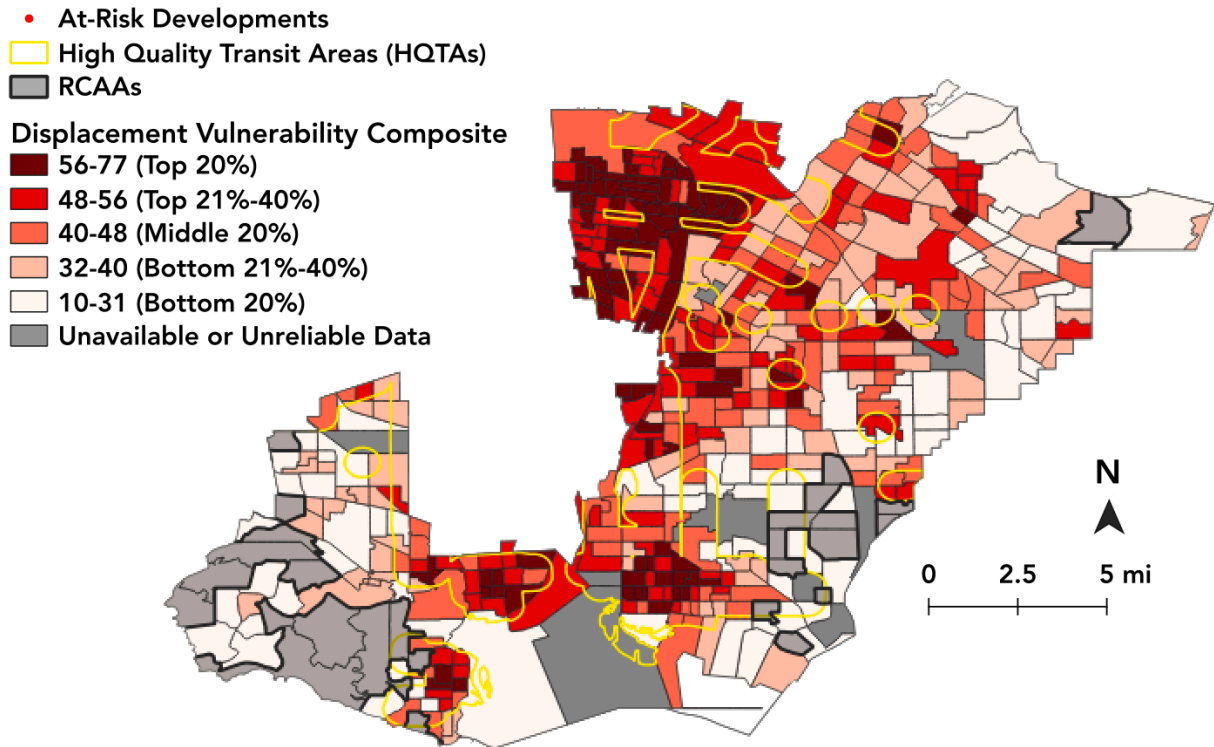


FIGURE N: SUPERVISORIAL DISTRICT 4 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

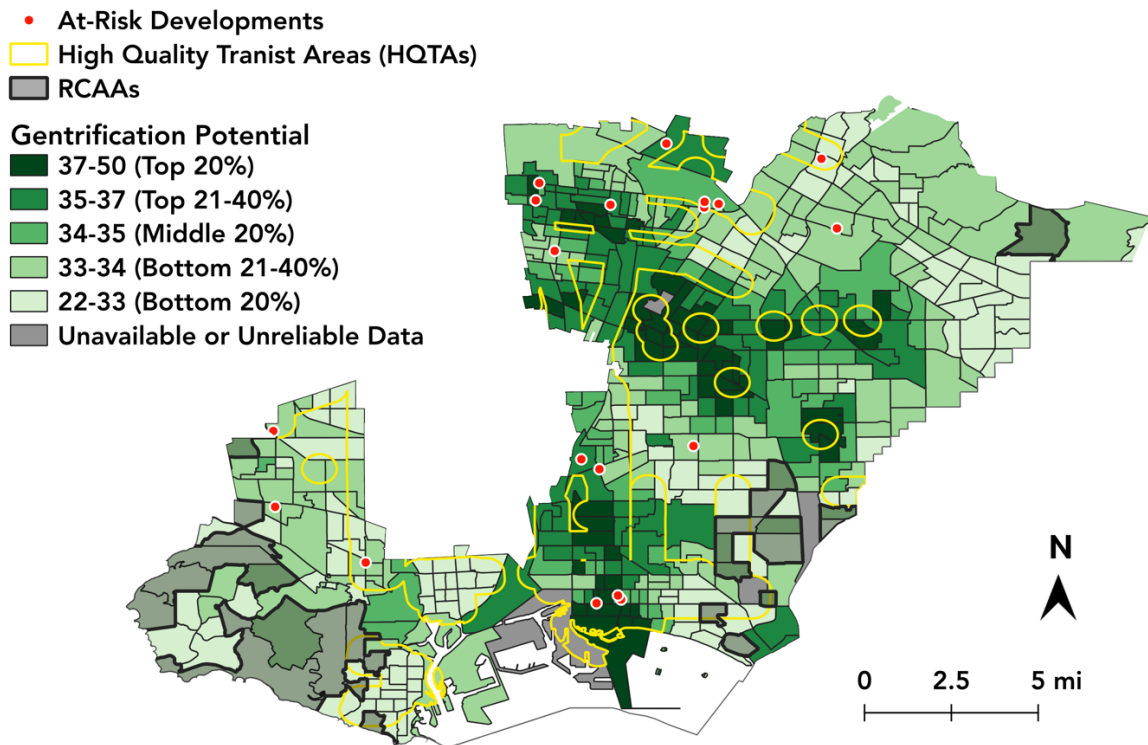


FIGURE O: SUPERVISORIAL DISTRICT 4 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

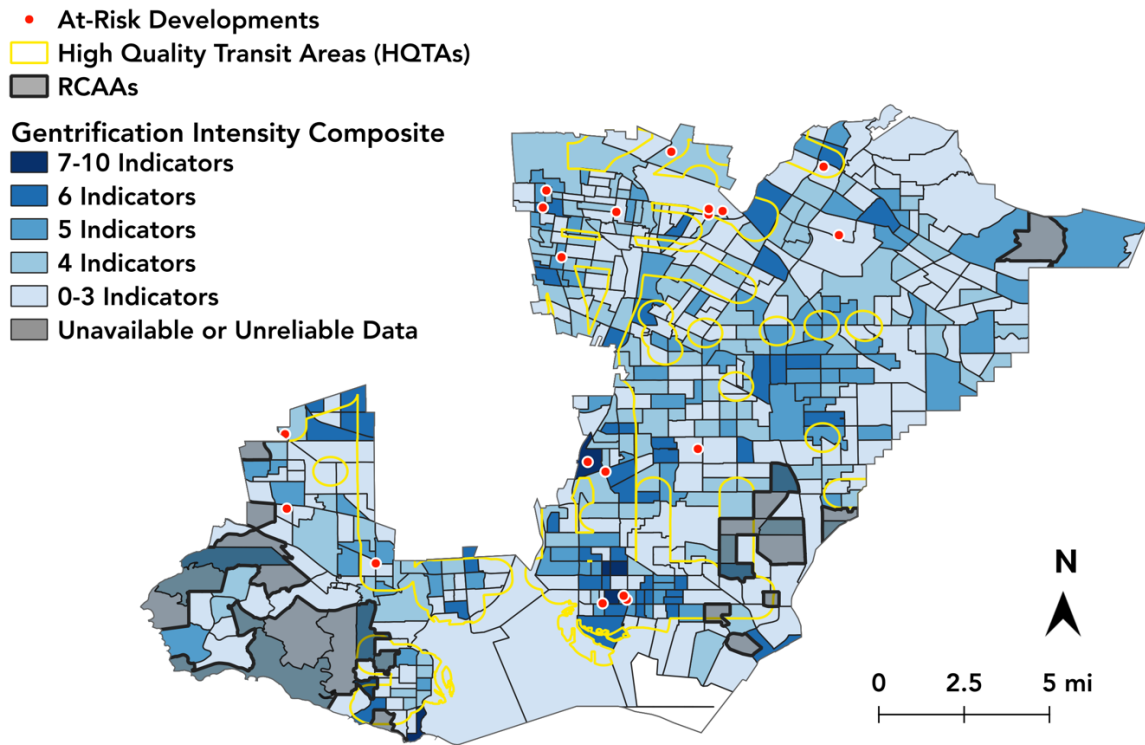


FIGURE P: SUPERVISORIAL DISTRICT 4 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERSECTIONS OR RCAAS

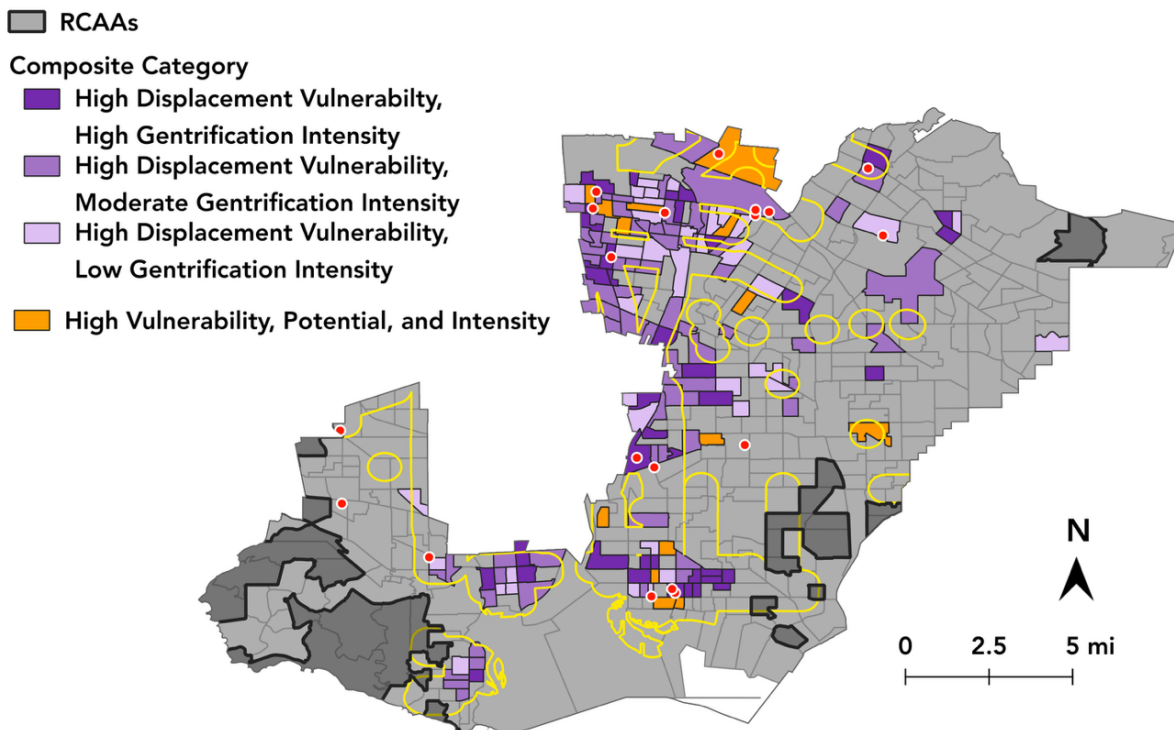


FIGURE Q: SUPERVISORIAL DISTRICT 5 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH DISPLACEMENT VULNERABILITY OR RCAAS

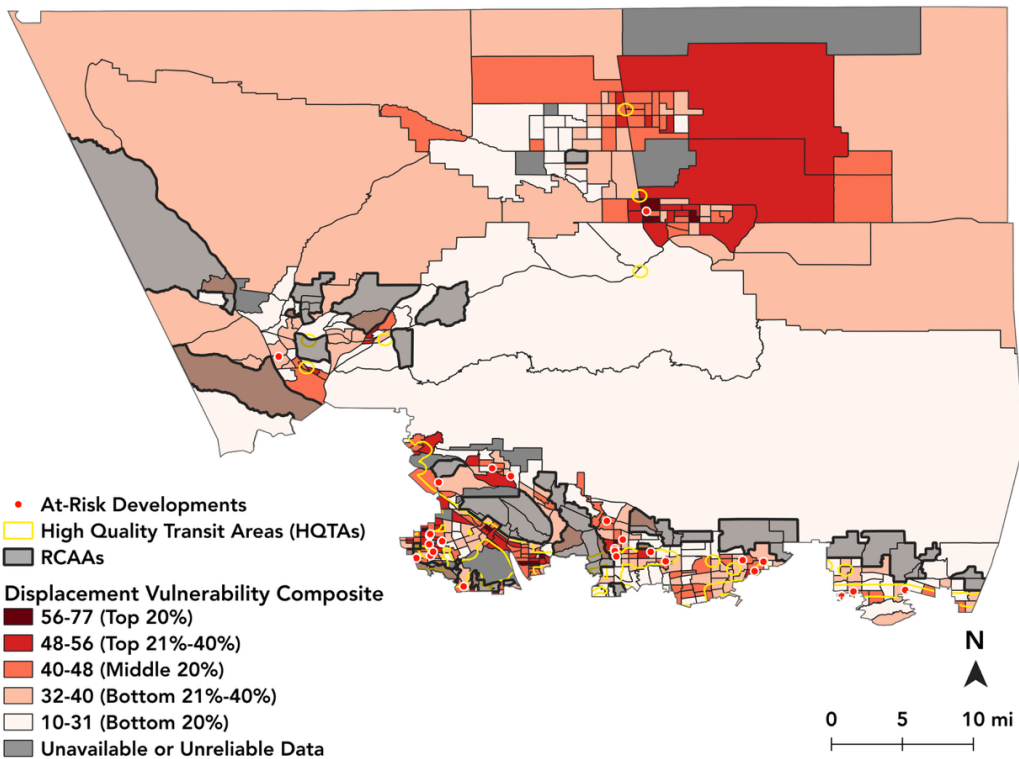


FIGURE R: SUPERVISORIAL DISTRICT 5 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION POTENTIAL OR RCAAS

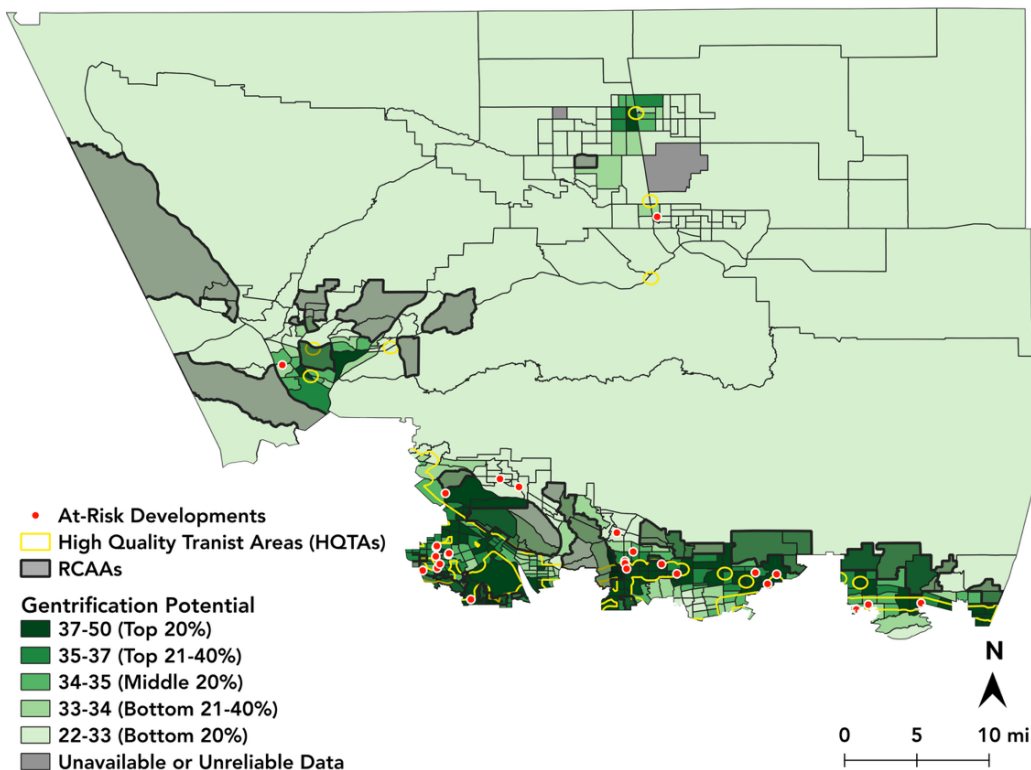


FIGURE S: SUPERVISORIAL DISTRICT 5 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND HIGH GENTRIFICATION INTENSITY OR RCAAS

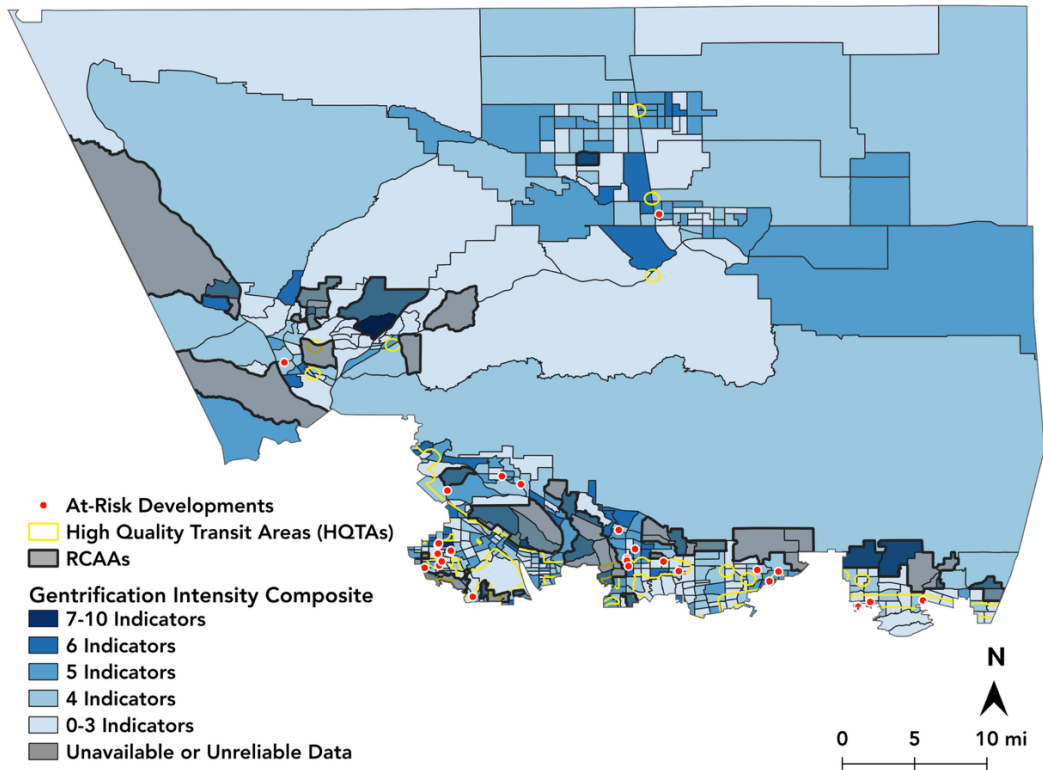
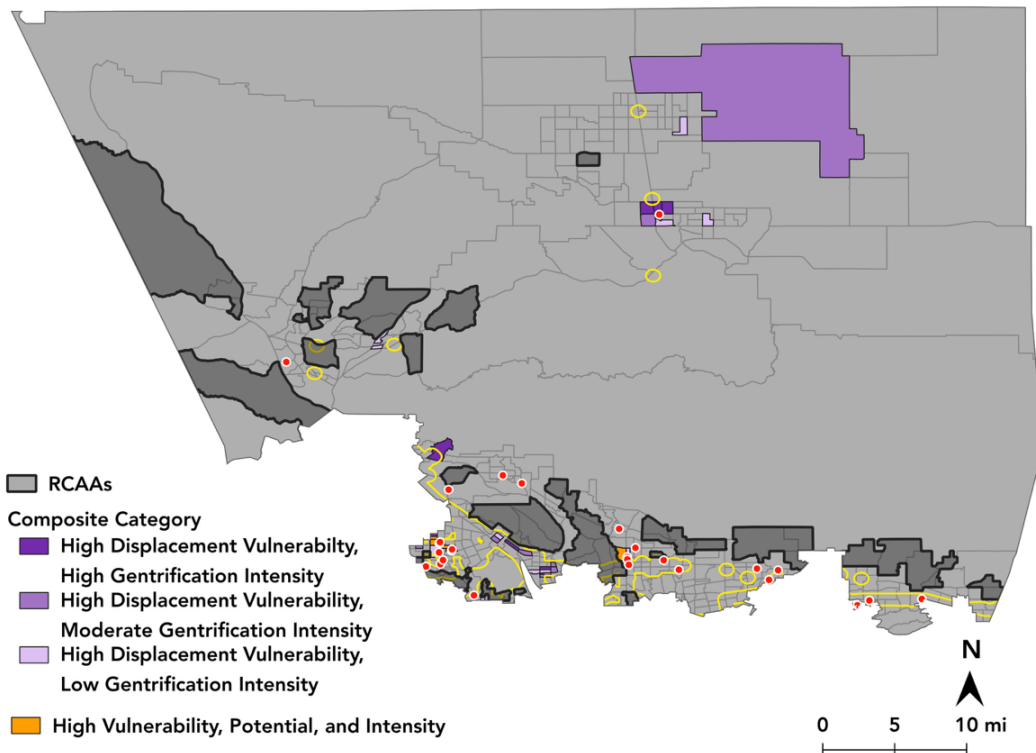


FIGURE T: SUPERVISORIAL DISTRICT 5 – AT-RISK AFFORDABLE HOMES IN PROXIMITY TO TRANSIT AND TRACT TOOL INTERSECTIONS OR RCAAs



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

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

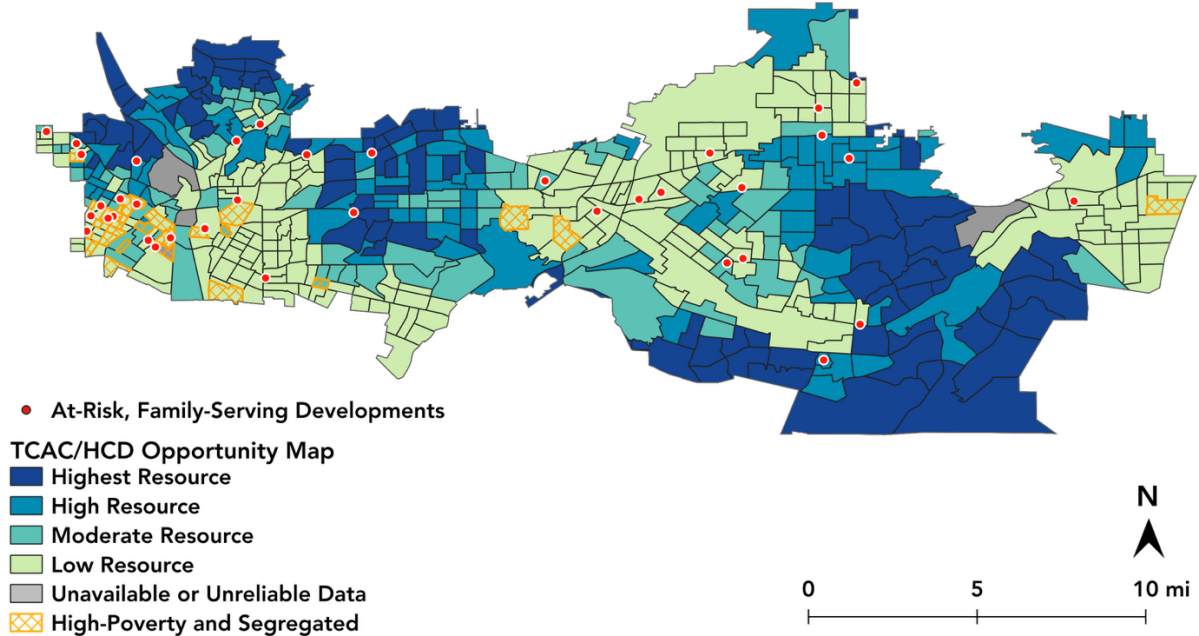


FIGURE V: SUPERVISORIAL DISTRICT 2 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

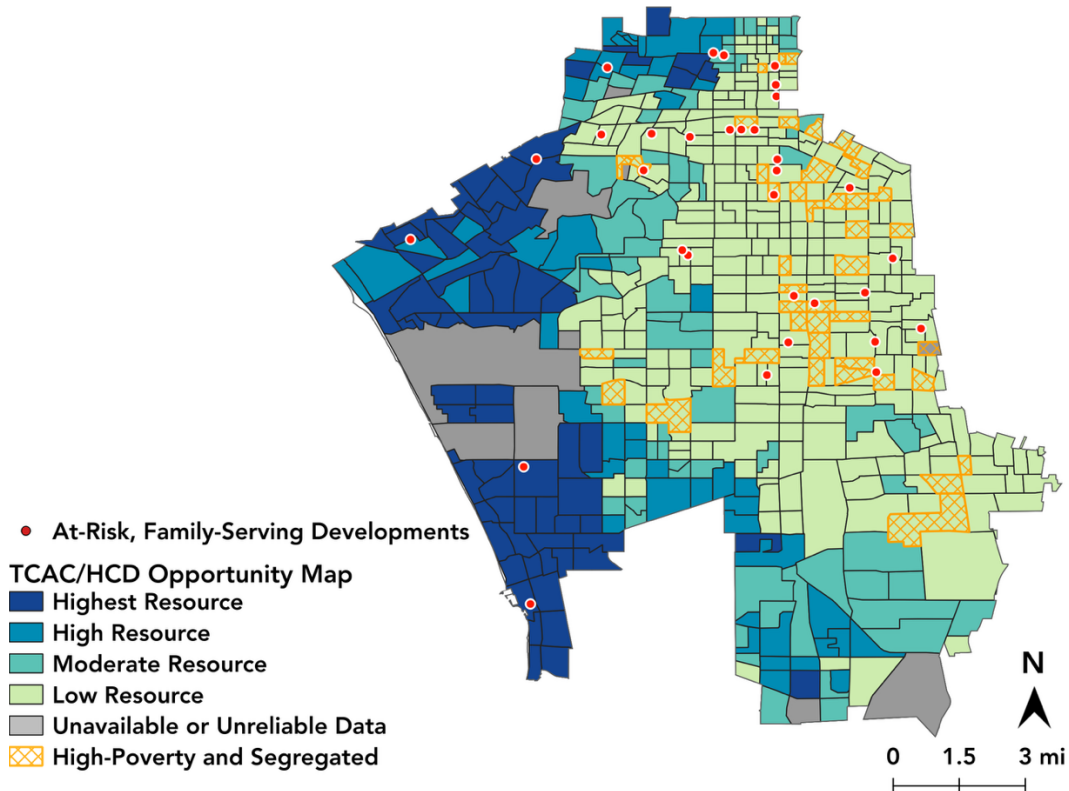


FIGURE W: SUPERVISORIAL DISTRICT 3 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

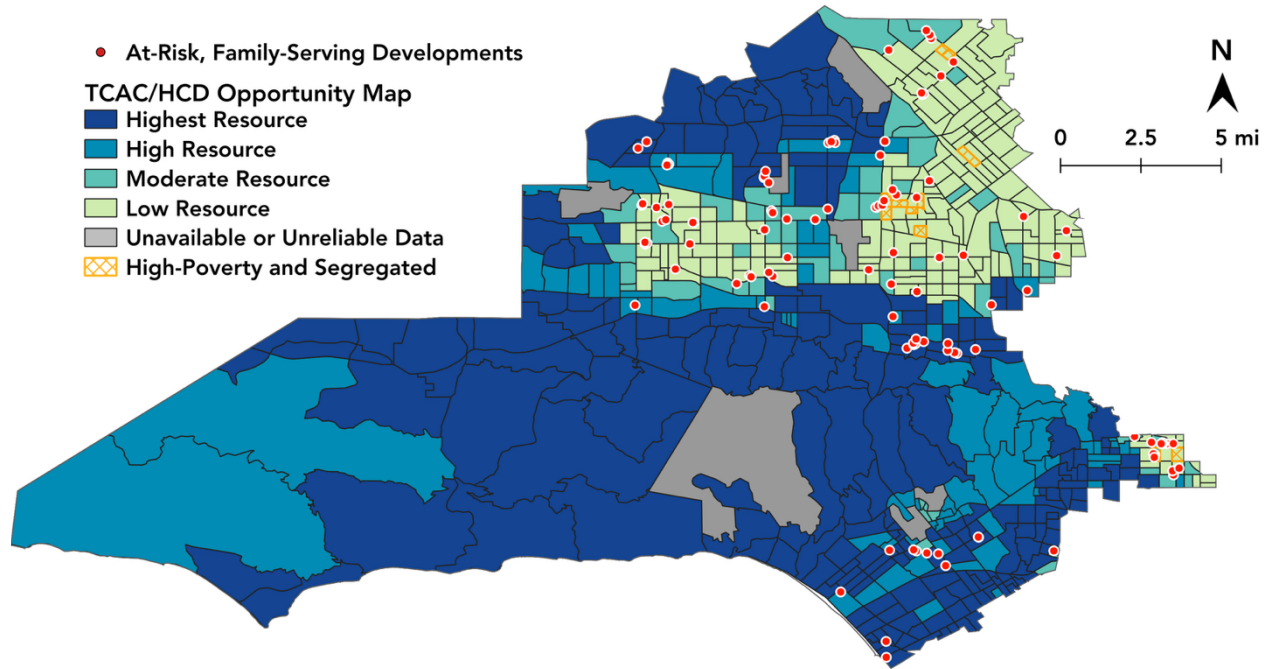


FIGURE X: SUPERVISORIAL DISTRICT 4 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

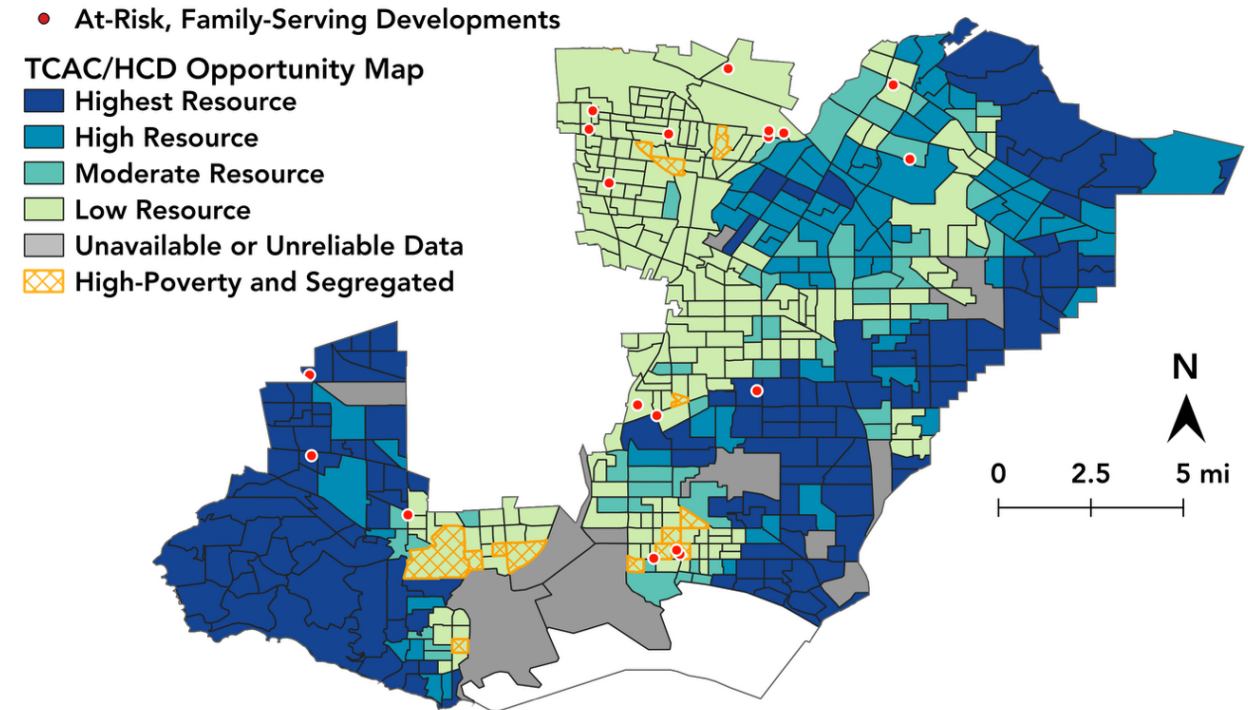
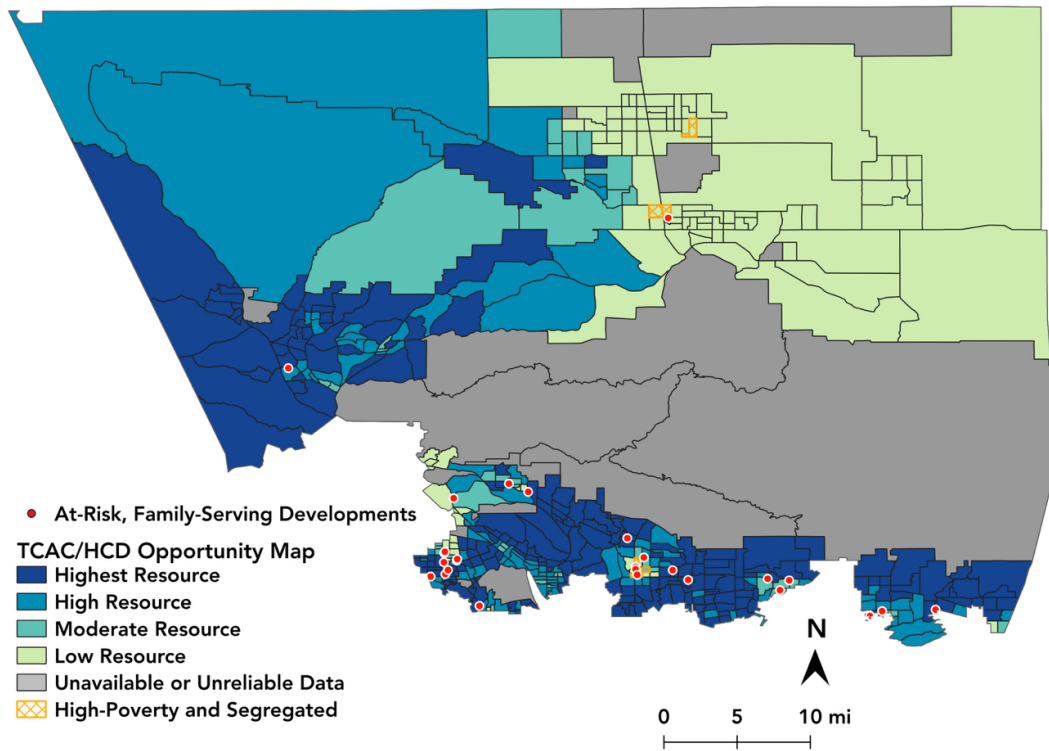


FIGURE Y: SUPERVISORIAL DISTRICT 5 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY



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

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

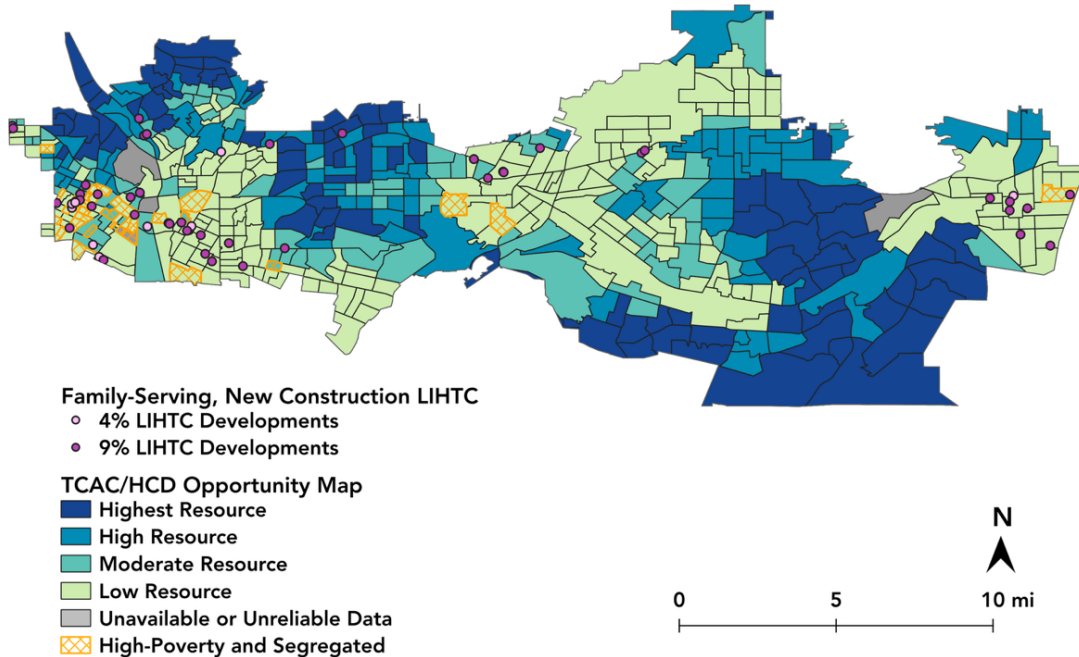


FIGURE AA: SUPERVISORIAL DISTRICT 2 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

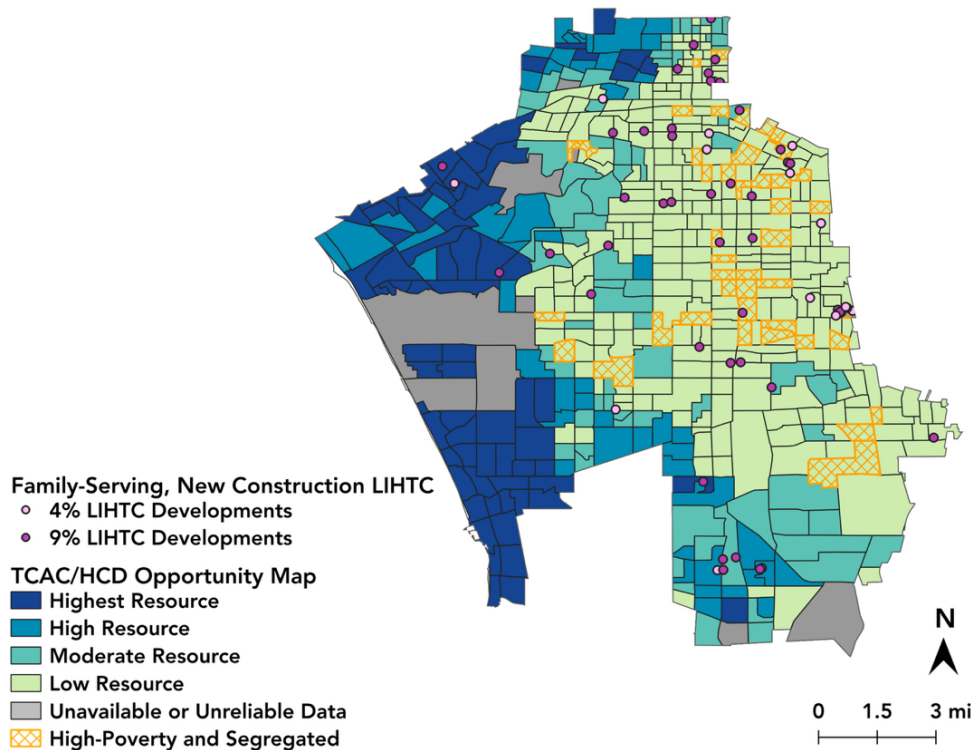


FIGURE AB: SUPERVISORIAL DISTRICT 3 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

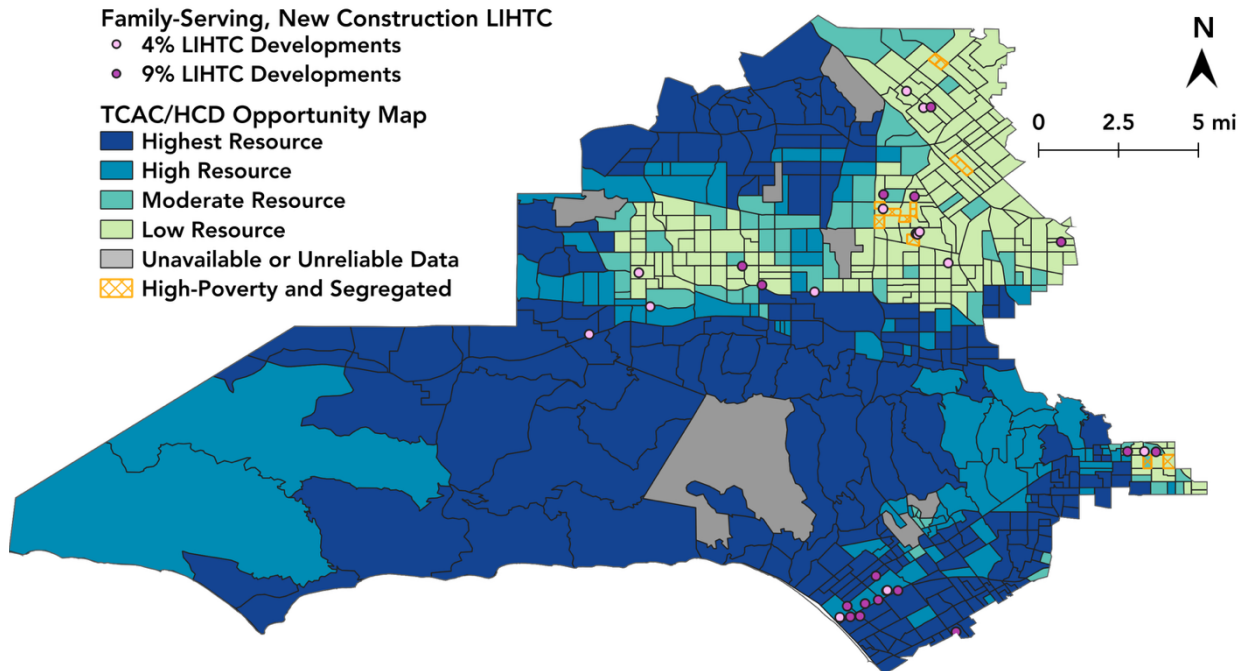


FIGURE AC: SUPERVISORIAL DISTRICT 4 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

Family-Serving, New Construction LIHTC

- 4% LIHTC Developments
- 9% LIHTC Developments

TCAC/HCD Opportunity Map

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- Unavailable or Unreliable Data
- ⊠ High-Poverty and Segregated

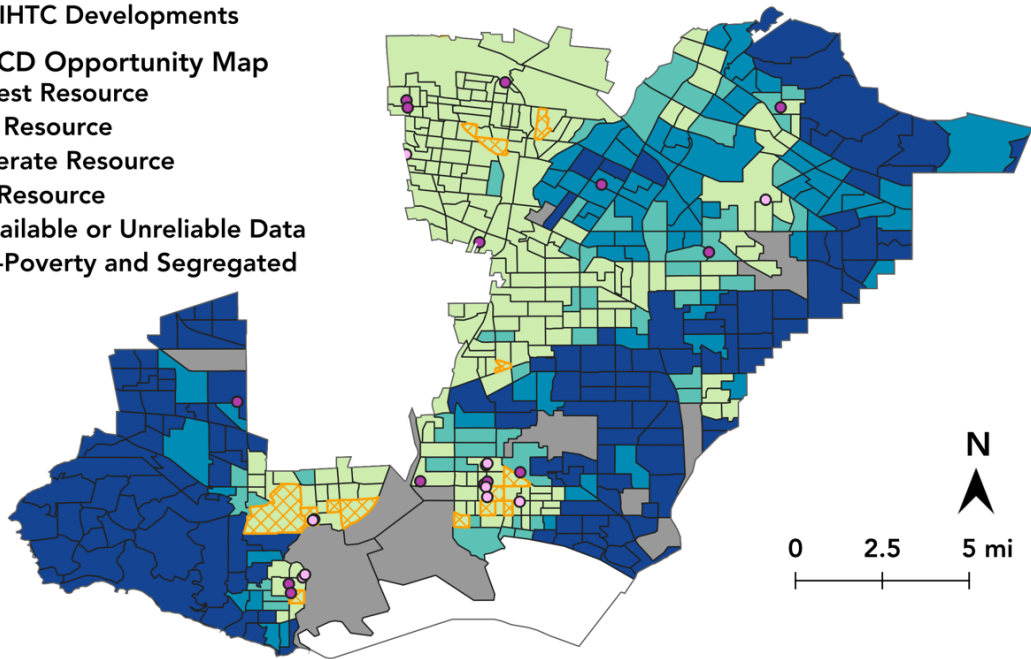


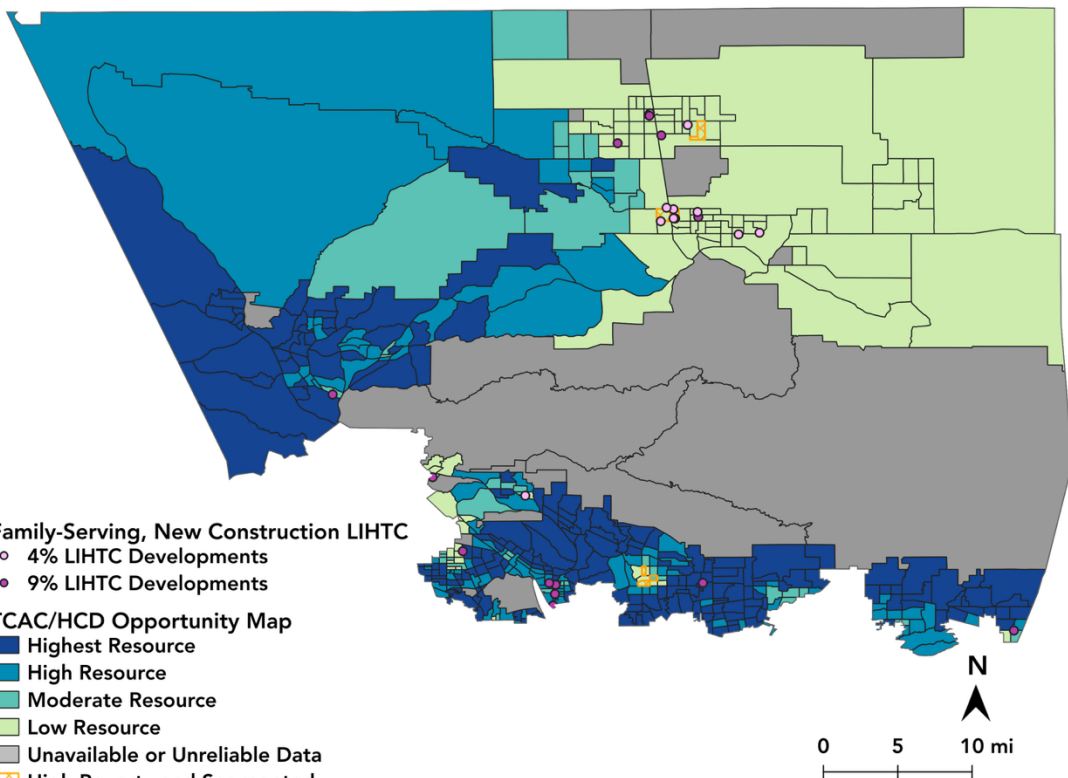
FIGURE AD: SUPERVISORIAL DISTRICT 5 – PROXIMITY OF AT-RISK FAMILY-TARGETED DEVELOPMENTS TO NEIGHBORHOOD RESOURCES AND OPPORTUNITY

Family-Serving, New Construction LIHTC

- 4% LIHTC Developments
- 9% LIHTC Developments

TCAC/HCD Opportunity Map

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- Unavailable or Unreliable Data
- ⊠ High-Poverty and Segregated



Appendix F: Full Data Findings, Section 5

TABLE A: DEVELOPMENT COST DATASET – LOS ANGELES COUNTY, NUMBER OF DEVELOPMENTS PER YEAR (2012-2024)

Development Characteristics	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Tax Credit Type													
4% LIHTC	14	25	23	23	42	20	37	38	57	46	21	23	35
9% LIHTC	26	25	17	17	17	14	12	16	20	12	11	18	17
Construction Type													
New Construction	24	23	20	20	26	23	31	31	60	51	27	27	43
Acquisition/Rehab	16	27	20	20	33	11	18	23	17	4	4	12	5
Adaptive Reuse	0	0	0	0	0	0	0	0	0	3	1	2	4
Geography*													
City of Los Angeles	27	24	23	19	37	17	31	29	53	37	13	22	31
Balance of LA County	13	26	17	21	22	17	18	25	24	21	19	19	21
>> Unincorporated LA County	3	2	1	4	1	3	7	5	5	3	7	6	5
Housing Type													
Large Family	18	16	16	12	19	12	7	13	21	6	8	7	9
Senior	8	15	11	11	10	2	7	9	7	2	0	8	3
Special Needs/SRO	9	9	8	12	14	16	23	18	33	43	17	15	19
At-Risk	0	3	2	1	5	1	0	0	4	1	4	4	4
Non-Targeted	5	7	3	4	11	3	12	14	12	6	3	7	17
Development Size													
Small (less than 50 units)	19	16	13	18	14	11	15	16	19	8	6	14	10
Medium (50-100 units)	14	26	21	11	27	15	26	24	43	40	16	17	26
Large (More than 100 units)	7	8	6	11	18	8	8	14	15	10	10	10	16
Total	40	50	40	40	59	34	49	54	77	58	32	41	52

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

*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, 2012-2024, NEW CONSTRUCTION ONLY (2025\$)

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	\$622,252	-1%	\$469,807	+8%
2019	\$715,439	+15%	\$547,448	+17%
2020	\$665,077	-7%	\$508,525	-7%
2021	\$578,073	-13%	\$490,525	-4%
2022	\$630,405	+9%	\$483,170	-1%
2023	\$727,168	+15%	\$557,714	+15%
2024	\$737,216	+1%	\$498,629	-11%

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

*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, 2012-2024, ACQUISITION/REHABILITATION ONLY (2025\$)

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	\$441,639	-22%	\$345,623	+19%
2019	\$592,865	+34%	\$414,654	+20%
2020	\$509,748	-14%	\$239,004	-42%
2021	\$377,399	-26%	\$371,010	+55%
2022	\$805,915	+114%	\$345,670	-7%
2023	\$463,762	-42%	\$371,563	+7%
2024	\$701,387	+51%	\$361,020	-3%

Source: California Housing Partnership analysis of LIHTC applications and staff reports from TCAC, 2012-2024.

*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.